


SPECIAL WARRANTY DEED
[Statutory Form – C.R.S. § 38-30-113]

WINDFIELD ENTERPRISES, LLC, a Colorado Limited Liability Company ("Grantor"), whose address is 6203 Valley Hi Road, Larkspur, Colorado, 80118, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, hereby sells and conveys to DOUGLAS COUNTY, a political subdivision of the State of Colorado ("Grantee") whose address is 100 Third Street, Castle Rock, Colorado, 80104, the real property in the County of Douglas and State of Colorado that is described on Exhibit A attached hereto and made a part hereof (the "Property") with all its appurtenances and warrants the title to the same against all persons claiming under Grantor, subject to all statutory exceptions.

NOTE: No documentary fee is required in connection with this Special Warranty Deed pursuant to C.R.S. §39-13-102(2)(a).

Signed this 3rd day of April, 2025.

GRANTOR:
WINDFIELD ENTERPRISES, LLC, a
Colorado Limited Liability Company

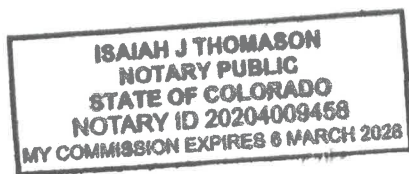
By: 
Randi Lykou
Manager

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 3rd day of APRIL, 2025, by Randi Lykou, as Manager of Windfield Enterprises, LLC, a Colorado Limited Liability Company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 6 MAR 2028




Notary Public

CUL-DE-SAC ADDITIONAL ROW DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16,
TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF
DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A CUL-de-SAC PARCEL AS DESCRIBED IN THE
SPECIAL WARRANTY DEED RECORDED AT RECEPTION No. 2024013818 OF THE DOUGLAS
COUNTY RECORDS, THENCE ALONG THE SOUTH LINE OF SAID PARCEL THE FOLLOWING
TWO (2) COURSES:

1. NORTH 73°56'12" WEST A DISTANCE OF 20.00 FEET;
2. SOUTH 67°30'42" WEST A DISTANCE OF 2.63 FEET TO A POINT OF NON-TANGENT CURVE
AND THE **POINT OF BEGINNING**;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF
118°53'47", A RADIUS OF 58.00 FEET AND AN ARC LENGTH OF 120.36 FEET (CHORD
BEARS SOUTH 76°25'09" WEST, 99.90 FEET) TO SAID SOUTH LINE THE CUL-de-SAC
PARCEL AND A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF
87°18'18", A RADIUS OF 52.00 FEET AND AN ARC LENGTH OF 79.24 FEET (CHORD
BEARS NORTH 79°57'15" EAST, 71.79 FEET) ;
2. NORTH 67°30'42" EAST A DISTANCE OF 28.59 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 1087 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, BLOCK 3, PERRY
PARK FILING No. 7 (Rec. No. 139875) AS BEARING SOUTH 73°56'12" EAST (ASSUMED).

PREPARED BY:

ALAN H. BAILEY PLS No. 38035

ON BEHALF OF

BAILEY PROFESSIONAL SOLUTIONS, LLC
5737 SOUTH KENTON STREET
ENGLEWOOD, CO 80111
303.587.1672

Alan
Bailey



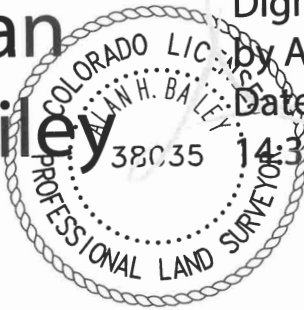
PROJECT:	VTX-22-01 PERRY PARK
FILE:	CUL-DE-SAC- ADDITIONAL ROW.DWG
CHECKED:	AHB DRAWN: RJE DATE: 12-5-24



BAILEY PROFESSIONAL SOLUTIONS, LLC
5737 SOUTH KENTON STREET
ENGLEWOOD, CO 80111
303.587.1672
BAILEYPROFESSIONALSOLUTIONS.COM

EXHIBIT A
SHEET 2 OF 2

Alan
Bailey



Digitally signed
by Alan Bailey
Date: 2024.12.05
14:30:41 -07'00'



UNPLATTED

LOT 15

BLOCK 10
LOT 16
PERRY PARK
FILING No. 2

CUL-de-SAC PARCEL
(Rec. No. 2024013818)

N67°30'42"E
28.59'

POINT OF BEGINNING
POINT OF COMMENCEMENT
(SE CNR, CUL-de-SAC PARCEL
Rec. No. 2024013818)

D=087°18'18"
R=52.00'
L=79.24'
Ch=N79°57'15"E
71.79'

N73°56'12"W
20.00'
S67°30'42"W
2.63'

UNPLATTED

D=118°53'47"
R=58.00'
L=120.36'
Ch=S76°25'09"W
99.90'

UNPLATTED

BLOCK 15
LOT 9
PERRY PARK
FILING No. 2

PARCEL CONTAINS 1087 sq.ft.±

THIS IS NOT A LAND SURVEY PLAT AND ONLY REPRESENTS
THE ATTACHED PARCEL DESCRIPTION.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE
OF LOT 1, BLOCK 3, PERRY PARK FILING No 7 (Rec. No. 139875)
AS BEARING SOUTH 73°56'12" EAST (ASSUMED).

100 0 100

ORIGINAL SCALE: 1"=100'

PROJECT: VTX-22-01 PERRY PARK
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