

When recorded return to:
FBT Gibbons LLP
1801 California Street, Suite 2700
Denver, CO 80202
Attention: Angela Chapman

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this ____ day of _____, 2026, between **JEN COLORADO 23, LLC**, a Colorado Limited Liability Company, whose address is 680 5th Avenue, Fl. 25, New York, NY 10019 (hereinafter “**Grantor**”), and the **BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO**, a political subdivision of the State of Colorado, whose address is 100 Third Street, Castle Rock, Colorado 80104 (hereinafter “**Grantee**”).

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and quitclaimed, and by these presents does hereby remise, release, sell and quitclaim unto Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand, if any, which Grantor has in and to the following described real property, together with improvements, if any, situate, lying and being in the County of Douglas, and State of Colorado to-wit:

SEE EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

[Balance of the Page Intentionally Left Blank; Signature Page Follows]

EXHIBIT A

LEGAL DESCRIPTION

0156990.0794716 4906-5968-5531v2

EXHIBIT _____

SHEET 1 OF 2 LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION THE PROPERTY DESCRIBED IN DECREE QUIETING TITLE CV 2010CV1338 AT RECEPTION NUMBER 2010064773 AND DEED AT RECEPTION NUMBER 2018062231, SITUATED IN THE SOUTHEAST 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 66 WEST, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A TRACT OR PARCEL OF LAND NO. 510 OF THE STATE OF COLORADO DEPARTMENT OF HIGHWAYS, PROJECT NO. FR-083-1 (30) AS DESCRIBED IN DEED AT RECEPTION NUMBER 9300923, BOOK 1106, PAGE 905, ALSO BEING ON THE EAST LINE OF TRACT B, PINERY MEADOWS AT RECEPTION NUMBER 2026012302, MONUMENTED BY A FOUND 3.25" ALUMINUM CAP STAMPED R.O.W. PLS 10734, AND FROM WHICH THE WEST LINE OF SAID TRACT OR PARCEL BEARS S10°56'47"W, A DISTANCE OF 130.03 FEET TO A FOUND 3.25" ALUMINUM CAP STAMPED R.O.W. PLS 10734, FORMING THE BASIS OF BEARINGS FOR ALL LINES CONTAINED HEREIN,

THENCE N89°43'24"E ON THE NORTH LINE OF SAID TRACT OR PARCEL AND THE SOUTHERLY LINE OF SAID DECREE, A DISTANCE OF 5.60 FEET TO THE EAST LINE OF SAID TRACT B AND POINT OF BEGINNING;

THENCE ON THE EAST LINE OF SAID TRACT B, N01°46'32"E, A DISTANCE OF 20.22 FEET TO A POINT ON THE NORTH LINE OF SAID DECREE, AND A POINT ON THE THE SOUTH LINE OF PINERY WEST FILING NO. 2 AT RECEPTION NUMBER 2013091671;

THENCE ON SAID NORTH LINE, N89°38'29"E, A DISTANCE OF 48.61 FEET TO THE NORTHEAST CORNER OF SAID DECREE;

THENCE ON THE EAST LINE OF SAID DECREE; S01°44'09"E, A DISTANCE OF 20.29 FEET TO THE SOUTHEAST CORNER OF SAID DECREE, CONTAINING 984 SQUARE FEET, MORE OR LESS.

Robert
Harris



Gillians

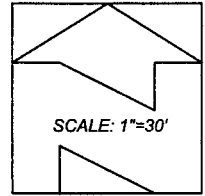
GILLIANS LAND CONSULTANTS JOB NO.: 25261
P.O. BOX 375 DRAWN: RH
BENNETT, CO 80102 ISSUE DATE: 4-2-2026
303-972-6640 www.gillianslc.com FILE: 25261 ROW

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS
rharris@gillianslc.com

EXHIBIT _____

SHEET 2 OF 2 ILLUSTRATION

THIS IS NOT A MONUMENTED LAND SURVEY,
IMPROVEMENT SURVEY PLAT OR IMPROVEMENT
LOCATION CERTIFICATE. IT IS INTENDED ONLY TO
DEPICT THE ATTACHED PROPERTY DESCRIPTION.



PINERY WEST FILING NO. 2
RECEPTION #2013091671

DECREE QUIETING TITLE 2010CV1338
RECEPTION #2010064773
& DEED #2018062231

N01°46'32"E
20.22'

N89°38'29"E

48.61'

P.O.B.

48.62'

S01°44'09"W
20.29'

POINT OF COMMENCEMENT
FOUND 3.25" ALUMINUM CAP
STAMPED R.O.W. PLS 10734

S89°43'24"W

N89°43'24"E
5.60'

EAST LINE RECEPTION
#2010064773
& DEED 2018062231

TRACT B
PINERY MEADOWS
RECEPTION # 2026012302

PARCEL 510
BOOK 1106, PAGE 903
FR-083-1(39)

BASIS OF BEARINGS
S10°56'47"W

130.03'

SOUTH PARKER ROAD
COLORADO HIGHWAY 83

FOUND 3.25" ALUMINUM CAP
STAMPED R.O.W. PLS 10734

Gillians

GILLIANS LAND CONSULTANTS
P.O. BOX 375
BENNETT, CO 80102
303-972-6640 www.gillianslc.com

JOB NO.: 25261
DRAWN: RH
ISSUE DATE: 4-2-2026
FILE: 25261 ROW

