

QUITCLAIM DEED

THIS DEED, made this ____ day of _____, 2025, between **ELORA COMMERCIAL METROPOLITAN DISTRICT**, formerly known as Sterling Crossing Commercial Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o McGeady Becher Cortese Williams P.C., 450 E. 17th Ave., Suite 400, Denver, Colorado 80203-1254 (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 THIS 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.

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

Grantor:
ELORA COMMERCIAL METROPOLITAN DISTRICT, formerly known as Sterling Crossing Commercial Metropolitan District

By: Daniel R. Sheldon
President

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 5th day of May, 2025, by Daniel R. Sheldon, as President of Elora Commercial Metropolitan District, formerly known as Sterling Crossing Commercial Metropolitan District.

Witness my hand and official seal.

My commission expires: 7/15/25



Sarah Lehr
Notary Public

EXHIBIT A



FRANE SURVEYING INC.

Physical Address: 34834 Annie Cir.
Mail to: Box 2372, Elizabeth, CO 80107
Ph. 303-243-0037
www.franeurveying.com

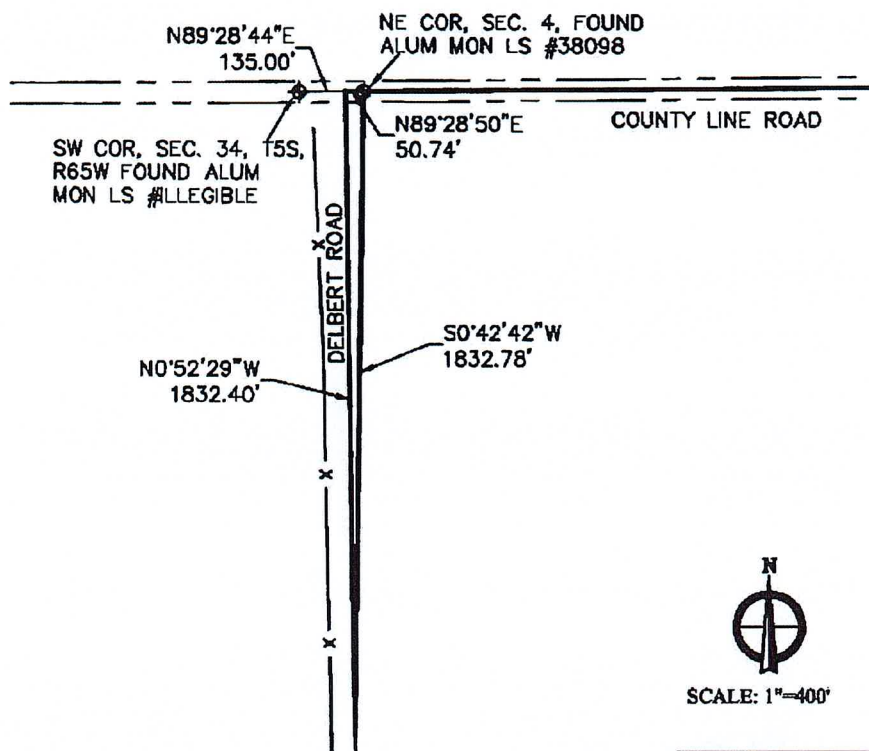
EXHIBIT "A"

PROPERTY DESCRIPTION

A PARCEL OF PROPERTY LOCATED IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 4 AND CONSIDERING THE EAST LINE OF SAID NORTHEAST 1/4 TO BEAR $S00^{\circ}42'42''W$ WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE $S00^{\circ}42'42''W$ ALONG SAID EAST LINE A DISTANCE OF 1832.78 FEET; THENCE $N00^{\circ}52'29''W$ A DISTANCE OF 1832.40 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE $N89^{\circ}28'50''E$ ALONG SAID NORTH LINE A DISTANCE OF 50.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.07 ACRES +/-



SCALE: 1"=400'

NOTE: THIS DRAWING IS ONLY INTENDED TO DEPICT SUBJECT LEGAL DESCRIPTION AND DOES NOT REPRESENT A LAND SURVEY PLAT OR PIN SURVEY

Rev:	Revision Date:
04/01/19	Date: 03/07/19 BRF
	Client: GORDON LUNDQUIST
	SHEET 1 OF 1 Job # 074-16