Following recordation, return to:

Dirk Zender Douglas County Department of Public Works Engineering 100 Third Street Castle Rock, CO 80104

NO DOCUMENTARY FEE REQUIRED PER C.R.S. § 39-13-104(1)(a)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), made this 2154 day of 2023, is made by and between HANS P. PROROK AKA HANS PETER PROROK, whose address is 4865 Mill Brook Drive, Dunwoody, GA 30338 (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 SEVENTY THREE THOUSAND FIVE HUNDRED TEN AND 00/100 CENTS (\$73,510.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm in fee simple, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Douglas, State of Colorado, described as follows:

See Exhibit "A", attached hereto and incorporated herein by this reference.

Grantor hereby reserves and retains from this conveyance all subsurface nontributary and not nontributary groundwater rights that are appurtenant to or underlie the above described real property. However, this reservation of water rights does not waive any applicable statutes, regulations, resolutions, policies, ordinances, or permits of the State of Colorado or Douglas County with respect to Grantor's reserved and retained water rights, including all applicable statutes, regulations, resolutions, policies, ordinances, or permits with respect to well placement. No well, ditch, pipe, pipeline, pump, headgate or other structure associated with Grantor's reserved and retained water rights shall be allowed to interfere in any way with Grantee's use and enjoyment of the property herein conveyed.

TOGETHER with all and singular the rights, tenements, easements, appendages, ways, privileges, hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, profits and incorporeal rights thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in

law or equity, of, in and to the above bargained premises, with the hereditaments, easements, rights-of-way and appurtenances (collectively the "Property");

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successors, official representatives and assigns, does covenant, grant, bargain and agree to and with Grantee, that Grantor shall and will WARRANT AND FOREVER DEFEND the above described Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, BY, THROUGH OR UNDER Grantor, subject, however, to all matters of record, real property taxes and assessments, and matters that would be disclosed by a land survey or other inspection of the Property.

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

GRANTOR:

HANS P. PROROK AKA HANS PETER PROROK

Hans P. Prorok AKA Hans Peter Prorok

STATE OF <u>Georgia</u>)

COUNTY OF <u>Detalb</u>)ss.

The foregoing instrument was acknowledged before me this 215th day of January day of 2023, by HANS P. PROROK AKA HANS PETER PROROK.

SEAL

EXPIRES

GEORGIA

07/11/2025

PUBLIC

NVETT COMMITTEE

OTHERS

Witness my hand and official seal

Notary Public

My commission expires: 07/11/2025

EXHIBIT A HILLTOP ROAD RIGHT-OF-WAY LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 7, CREST VIEW SUBDIVISION FILING NO. ONE, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED DECEMBER 31, 1975 AT RECEPTION NO. 185429 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, LYING IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 65 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 7, BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF NORTH CREST VIEW DRIVE, AS SHOWN ON SAID PLAT;

THENCE ALONG THE NORTHWESTERLY LINE OF SAID LOT 7 AND SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTH 56°19'46" EAST, A DISTANCE OF 97.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 415.00 FEET;

THENCE CONTINUING ALONG SAID NORTHWESTERLY LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°49'40", AN ARC LENGTH OF 34.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 840.17 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 71°45'41" EAST;

THENCE DEPARTING SAID NORTHWESTERLY LINE AND SAID SOUTHEASTERLY RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°12'08", AN ARC LENGTH OF 384.22 FEET TO THE SOUTHERLY LINE OF SAID LOT 7 AND THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER OF SECTION 31;

THENCE ALONG SAID SOUTHERLY LINES, NON-TANGENT TO SAID CURVE, SOUTH 89°53'09" WEST, A DISTANCE OF 96.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF HILLTOP ROAD AS SHOWN ON SAID PLAT;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 7 AND SAID NORTHEASTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

- 1) NORTH 55°16'04" WEST, A DISTANCE OF 100.92 FEET;
- 2) NORTH 33°45'03" WEST, A DISTANCE OF 137.19 FEET;
- 3) NORTH 33°40'14" WEST, A DISTANCE OF 94.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 36,005 SQUARE FEET OR 0.827 ACRES, MORE OR LESS.

AS SHOWN ON THE ATTACHED ILLUSTRATION.

BRADY J. MOORHEAD, PLS 38668 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC. 300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A SW 1/4 SEC. 31 T6S, R65W, 6TH P.M. LOT 6 LOT 8 CREST VIEW SUBDIVISION N71.45'41"E FILING NO. ONE (RADIAL) REC. NO. 185429 W'LY LINE SW 1/4 LOT 7 F. MOAD MAGE

**C. MO TH PUBLAGE

-- NO TH PUBLA (BASIS OF BEARINGS) NW'LY LINE LOT 7 PARCEL CONTAINS 36,005 SQ. FT., OR 0.827 ACRES, MORE OR LESS HANS P. PROROK AKA POINT OF HANS PETER PROROK **BEGINNING** 4865 MILL BROOK DR. MOST WLY DUNWOODY, GA 30338 CORNER LOT 7 BOOK 703, PAGE 693 PARCEL NO. 2235-310-07-008 S'LY LINE SW T6S1/4 SEC. 31 LOT 1 HIDDEN VILLAGE FILING NUMBER ONE NW 1/4 SEC. 6 REC. NO. 125234 T7S, R65W, 6TH P.M. SEE SHEET 3 FOR LINE AND CURVE TABLES SCALE: 1" = 100 NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION. PATH: Q: \13420-03-HILLTOP RD\DWG\EXHIBITS\ 300 East Mineral Ave, RIGHT-OF-WAY PARCEL DWG NAMEHILLTOP ROW TAKE 8 REV.DWG Littleton, Colorado 80122 DWG: RDS CHK: JRW/BJM HILLTOP ROAD Phone: (303)713-1898 DATE: 09-06-2023 Fax: (303)713-1897 www.aztecconsultants.com DOUGLAS COUNTY, COLORADO 1" = 100'SCALE: JOB NUMBER 13420-03 2 OF 3 SHEETS

ILLUSTRATION TO EXHIBIT A

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	
C1	4°49'40"	415.00'	34.97'	
C2	26°12'08"	840.17	384.22	

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N56°19'46"E	97.99'	
L2	S89*53'09"W	96.11'	
L3	N55°16'04"W	100.92	
L4	N33°45'03"W	137.19	
L5	N33°40'14"W	94.95'	

NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: @\\3420-03-HILLTOP RO\DWG\EQHBITS\
DWG NAMEHILLTOP ROW TAKE 8 REV.DWG
DWG: __RDS __CHK: __JRW/BJM

DATE: __09-06-2022

SCALE: ___N/A



300 East Mineral Ave, Suite I Littleton, Colorado 80122 Pone: (303)713-1898 Fax: (303)713-1897 www.aztecconsultants.com RIGHT-OF-WAY PARCEL
HILLTOP ROAD
DOUGLAS COUNTY, COLORADO

JOB NUMBER 13420-03

3 OF 3 SHEETS