

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”), dated this 27th day of January, 2025 is made by and between **SANTA CLARA LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose address is PO Box 87, Montpelier Station, Virginia 22957 (“**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, CO 80104 (“**Grantee**”).

WITNESS, that Grantor, for and in consideration of the sum of NINETY FIVE THOUSAND ONE HUNDRED TWENTY SEVEN DOLLARS AND NO CENTS (\$95,127.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm in fee simple, unto Grantee and its successors and assigns forever, all of Grantor’s interest in and to 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 (the “Property”).

TOGETHER with all and singular the rights, tenements, easements, appendages, ways, privileges, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and 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.

TO HAVE AND TO HOLD the Property above bargained and described, with the appurtenances, unto Grantee and its successors and assigns forever. And Grantor, for itself and its successors and assigns, does covenant, grant, bargain and agree to and with Grantee and its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the Property, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, **except for 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.**

Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained Property in the quiet and peaceable possession of Grantee and its successors and assigns, against all and every

EXHIBIT "A"
RIGHT-OF-WAY PARCEL NUMBER: RW-101
DOUGLAS COUNTY PROJECT NO. CI 2007-021

DATE: MARCH 12, 2024

A Right-of-Way parcel located within a parcel of land as described by Warranty Deed, Reception Number 9833808 (Book 1545 at Page 1112), in the Douglas County Clerk and Recorder's office and located in the Southwest 1/4 of Section 35, Township 8 South, Range 68 West of the 6th Principal Meridian, County of Douglas, State of Colorado, described as follows:

COMMENCING at a 2.5" Aluminum Cap stamped "Archer LS 6935" at the Southwest corner of Section 35, Township 8 South, Range 68 West of the 6th Principal Meridian; Thence N89°25'57"E along the South line of said Section 35 a distance of 466.44 feet to a found #5 rebar with red plastic cap (CBM LS 27263) on the North right of way line of Dakan Road as described in Deed Book 1545 Page 1112 of the records of the Douglas County Colorado Office of Clerk and Recorder; Thence N48°49'55"E along said North right-of-way line of Dakan Road a distance of 31.90 feet to a found #5 rebar (no cap) and the **POINT OF BEGINNING**;

Thence N76°49'51"E a distance of 179.01 feet;

Thence N81°55'28"E a distance of 431.80 feet;

Thence N86°54'12"E a distance of 215.20 feet;

Thence S83°28'03"E a distance of 972.30 feet to a point on said North right-of-way line of Dakan Road;

Thence N89°56'10"W along said North right-of-way line of Dakan Road a distance of 115.04 feet;

Thence S89°59'18"W along said North right-of-way line of Dakan Road a distance of 592.38 feet;

Thence S89°21'32"W along said North right-of-way line of Dakan Road a distance of 516.01 feet;

Thence N89°32'08"W along said North right-of-way line of Dakan Road a distance of 260.97 feet;

Thence N89°46'11"W along said North right-of-way line of Dakan Road a distance of 298.33 feet to the **POINT OF BEGINNING**;

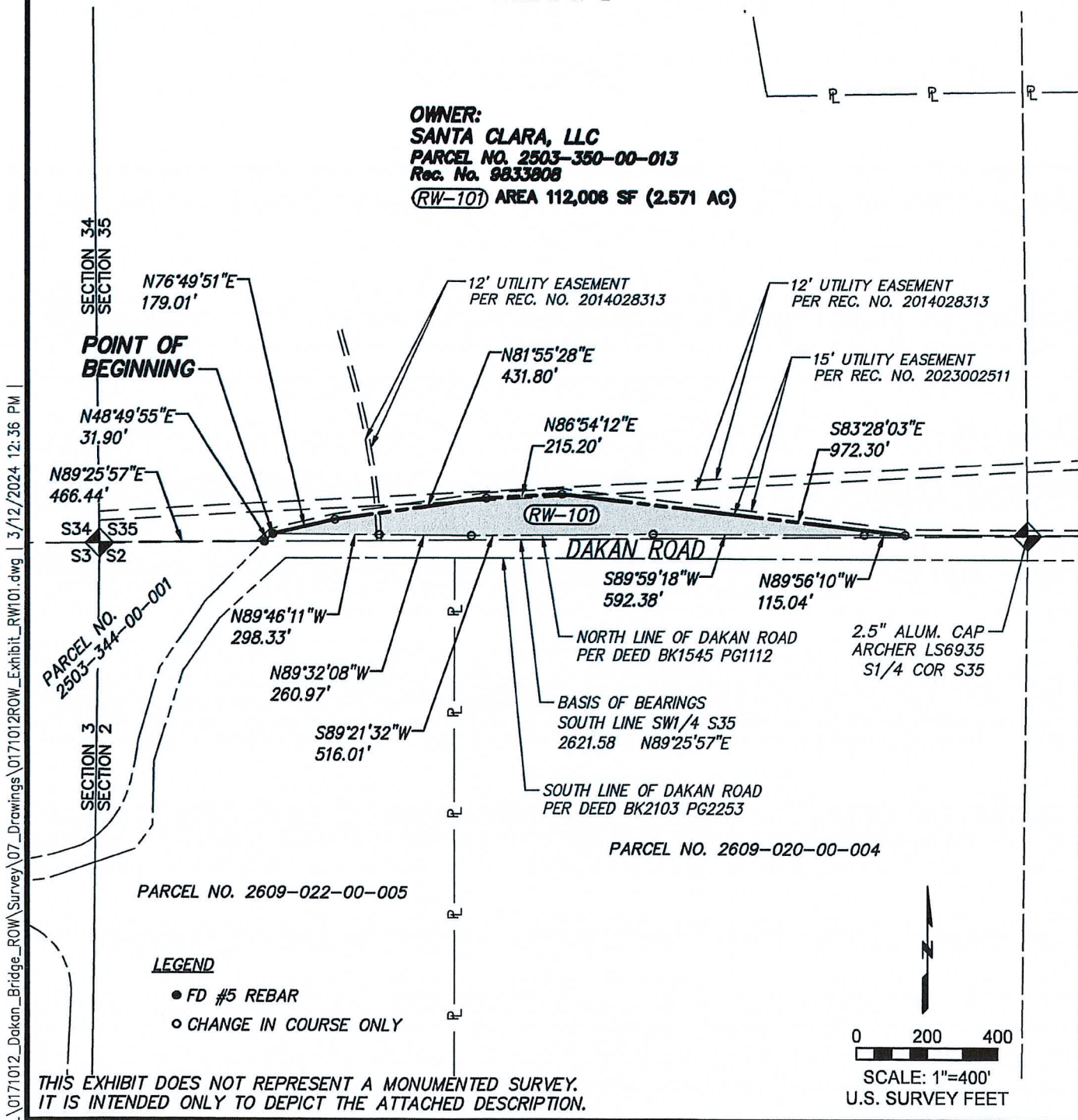
Containing an area of 112,006 square feet or 2.571 acres, more or less.

Basis of Bearings: Commencing at a 2.5" Aluminum Cap stamped "Archer LS 6935" at the Southwest corner of Section 35, Township 8 South, Range 68 West of the 6th Principal Meridian thence N89°25'57"E a distance of 2622.27 feet to a found 2.5" Aluminum Cap stamped "Archer LS 6935" at the South quarter corner of said Section 35 with all bearings herein relative thereto.

Prepared for and on behalf of
Douglas County, Colorado.
Lorelei A. Ward, PLS 34982
5775 Mark Dabling Boulevard, Suite 190
Colorado Springs, CO 80919
(719) 590-9194

ILLUSTRATION
FOR
EXHIBIT A
PAGE 2 OF 2

OWNER:
SANTA CLARA, LLC
PARCEL NO. 2503-350-00-013
Rec. No. 9833808
(RW-101) AREA 112,008 SF (2.571 AC)



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

Farnsworth
GROUP
5775 MARK DABLING BLVD., SUITE 190
COLORADO SPRINGS, COLORADO 80919
(719) 590-9194 / info@f-w.com

DOUGLAS COUNTY
DAKAN ROAD
DOUGLAS COUNTY PROJECT NO. CI 2007-021
RW-101 - RIGHT OF WAY
SW 1/4 SECTION 35, T 8 S, R 68 W OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT NO.: 0171012.00
DRAWN: MF
REVIEWED: LAW
DATE: 3-12-2024

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