

QUITCLAIM DEED

THIS DEED, made this _____ day of _____, 2025, between **STERLING RANCH COMMUNITY AUTHORITY BOARD**, a political subdivision and public corporation of the State of Colorado, whose address is 8155 Piney River Avenue, Suite 150, Littleton, Colorado 80125 (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.

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

**STERLING RANCH COMMUNITY
AUTHORITY BOARD,**
a political subdivision and public corporation of the State of Colorado

By: _____

Harold R. Smethills, Jr., Chairman

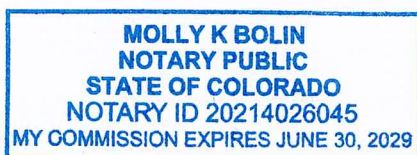
STATE OF COLORADO)

)ss.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 4th day of November, 2025, by Harold R. Smethills, Jr., as Chairman of Sterling Ranch Community Authority Board, a political subdivision and public corporation of the State of Colorado.

S E A L



Witness my hand and official seal

Molly K Bolin
Notary Public

My commission expires: June 30, 2029

**EXHIBIT A
LEGAL DESCRIPTION**

THAT CERTAIN PORTION OF TRACT E, STERLING RANCH FILING NO.6A, IN THE COUNTY OF DOUGLAS, STATE OF COLORADO, PER PLAT RECORDED OCTOBER 15, 2021 AT RECEPTION NO. 2021117596, IN THE OFFICIAL RECORDS OF SAID COUNTY, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 31, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID TRACT E, STERLING RANCH FILING NO. 6A;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT E, SOUTH 44°50'57" WEST, A DISTANCE OF 38.74 FEET;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, NORTH 60°12'21" EAST, A DISTANCE OF 6.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 45.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°28'35", AN ARC LENGTH OF 37.29 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 173.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°47'58", AN ARC LENGTH OF 47.84 FEET;

THENCE NON-TANGENT TO SAID CURVE SOUTH 56°31'13" EAST, A DISTANCE OF 22.33 FEET;

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 70.37 FEET TO THE EASTERLY OF SAID TRACT E;

THENCE ALONG THE EASTERLY, NORTHEASTERLY BOUNDARY, AND THE NORTHERLY BOUNDARY OF SAID TRACT E THE FOLLOWING 3 COURSES:

1. THENCE NORTH 00°09'03" WEST, A DISTANCE OF 5.66 FEET;
2. NORTH 45°09'03" WEST, A DISTANCE OF 137.91 FEET;
3. SOUTH 89°50'57" WEST, A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.

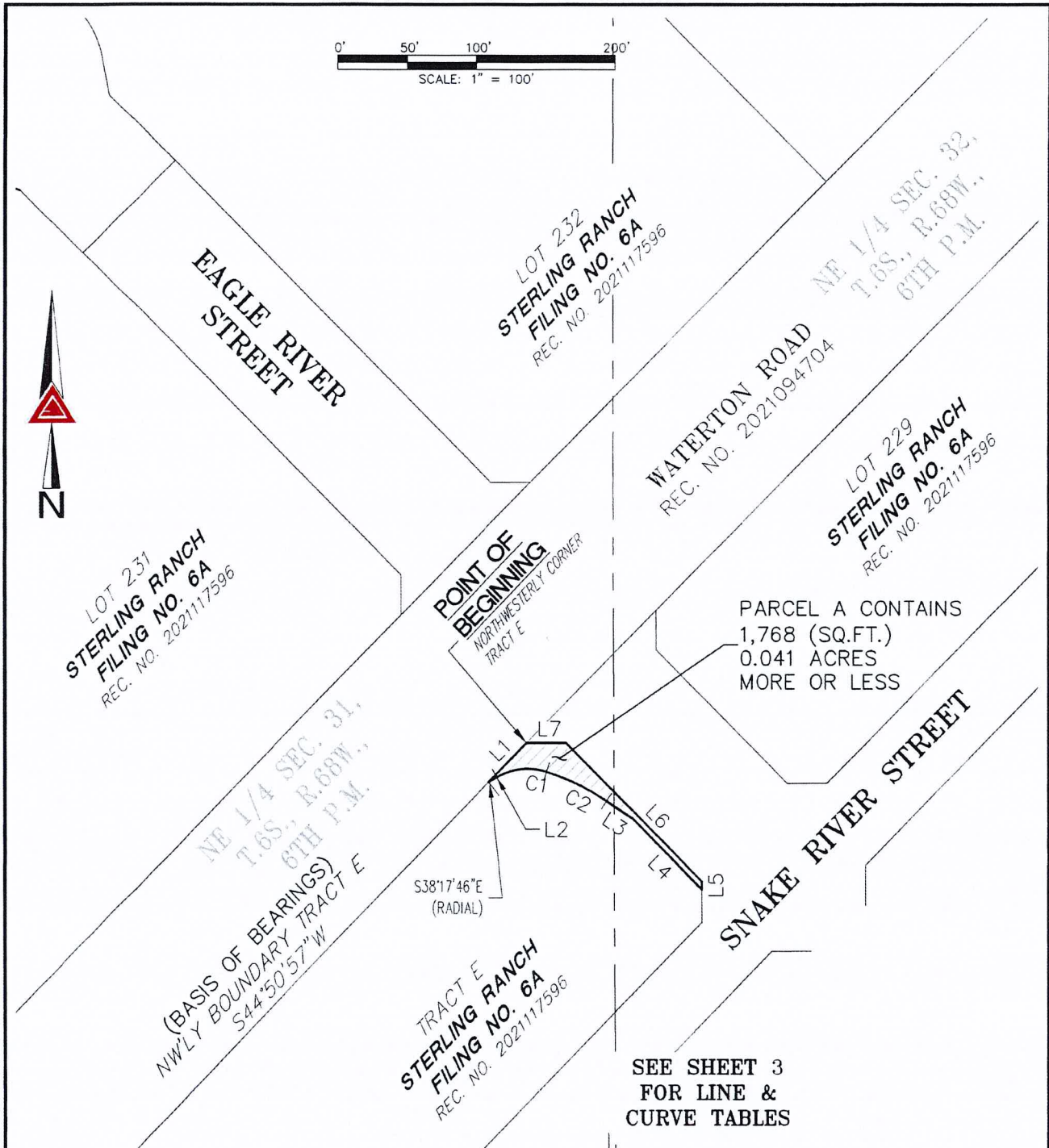
CONTAINING AN AREA OF 0.041 ACRES, (1,768 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



ILLUSTRATION TO EXHIBIT A



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



Aztec
CONSULTANTS, INC.

300 East Mineral Ave Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

RIGHT-OF-WAY ACQUISITION

NE 1/4 SEC. 31, T.6S., R.68W., 6TH PM
DOUGLAS COUNTY, COLORADO

PATH: Q:\116017-02 - STERLING RANCH LLC MISC\DWG\EXHIBITS\W&ER SRCAB ROW TAKE.DWG

JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 2 OF 3 SHEETS

ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°50'57"W	38.74'
L2	N60°12'21"E	6.73'
L3	S56°31'13"E	22.33'
L4	S45°09'03"E	70.37'
L5	N00°09'03"W	5.66'
L6	N45°09'03"W	137.91'
L7	S89°50'57"W	28.28'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	47°28'35"	45.00'	37.29'
C2	15°47'58"	173.50'	47.84'

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



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JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 6 OF 6 SHEETS