

QUITCLAIM DEED

THIS DEED, made this ____ day of _____, 2024, between 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 "**Grantor**"), and the **TOWN OF CASTLE ROCK**, a Colorado home rule municipal corporation, whose address is 100 North Wilcox Street, Castle Rock, Colorado 80138 (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.

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, STATE OF COLORADO

Attest:

By: _____
GEORGE TEAL, Chair

By: _____
Kristin Randlett,
Deputy Clerk to the Board

STATE OF COLORADO)
)ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by George Teal as Chair of the Board of County Commissioners of the County of Douglas, State of Colorado and Kristin Randlett as Deputy Clerk to the Board.

S E A L

Witness my hand and official seal

Notary Public

My commission expires: _____

LEGAL DESCRIPTION

THAT PARCEL OF LAND DESCRIBED AS TRACT C, TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 11972 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS DESCRIPTION ARE BASED UPON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, BEING ASSUMED TO BEAR NORTH 89°55'56" WEST, FROM THE SOUTH 1/16TH CORNER COMMON TO SECTIONS 21 AND 22, BEING MONUMENTED BY A 1" PIPE WITH A 2" DIAMETER ALUMINUM CAP, STAMPED "LS 6935-1988", TO THE SOUTHEAST 1/16TH CORNER OF SECTION 21, BEING MONUMENTED BY A NO. 5 REBAR WITH A 1-1/2" DIAMETER ALUMINUM CAP, STAMPED "LS 10377", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SAID SOUTH 1/16TH CORNER COMMON TO SECTIONS 21 AND 22, ALSO BEING A POINT ON THE SOUTH LINE OF SAID TWIN OAKS PLAT;
THENCE SOUTH 89°28'35" EAST ALONG THE SOUTH LINE OF SAID TWIN OAKS PLAT AND ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22, A DISTANCE OF 651.86' TO THE SOUTHWEST CORNER OF SAID TRACT C, ALSO BEING A POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING.

THENCE ALONG THE PERIMETER OF SAID TRACT C THE FOLLOWING FOUR (4) COURSES:

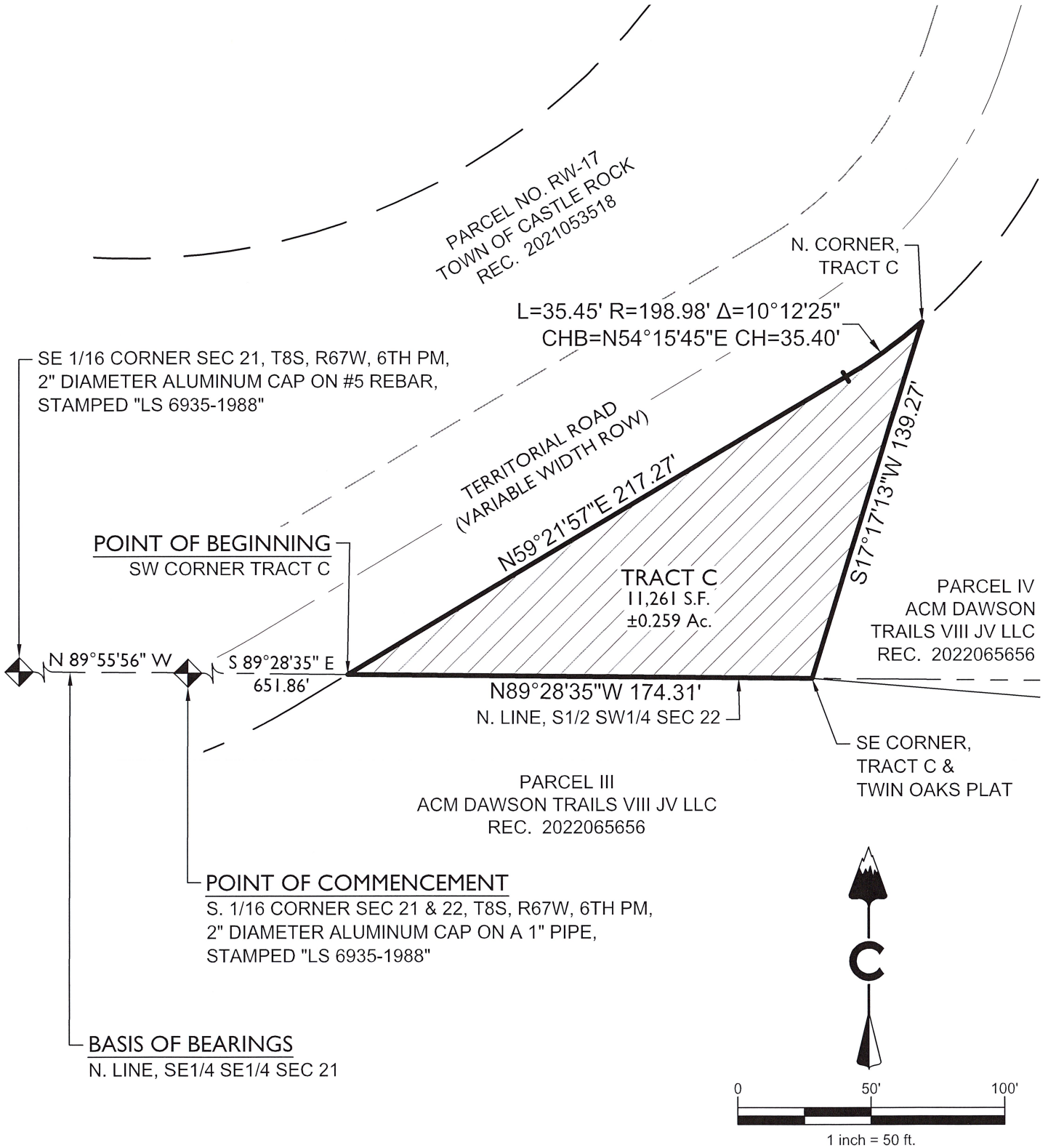
1. NORTH 59° 21' 57" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 217.27 FEET TO A POINT OF CURVATURE;
2. CONTINUING ALONG SAID RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 10° 12' 25" AND AN ARC LENGTH OF 35.45 FEET, THE CHORD OF WHICH BEARS NORTH 54° 15' 45" EAST, A DISTANCE OF 35.40 FEET TO THE NORTH CORNER OF SAID TRACT C, ALSO BEING A POINT ON THE EAST LINE OF SAID TWIN OAKS PLAT;
3. SOUTH 17° 17' 13" WEST, ALONG SAID EAST LINE OF TWIN OAKS PLAT, A DISTANCE OF 139.27 FEET TO THE SOUTHEAST CORNER OF SAID TWIN OAKS, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22;
4. NORTH 89° 28' 35" WEST ALONG SAID NORTH LINE, A DISTANCE OF 174.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,261 SQUARE FEET, OR 0.259 ACRES, MORE OR LESS.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



EXHIBIT



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

PROJECT: 20-224
 DATE: 01/24/24
 DR: KSK
 QA: JCA
 SHEET 2 OF 2

CORE
 CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

TRACT C, TWIN OAKS
 S22, T8S, R67W, 6TH P.M.
 DOUGLAS COUNTY, COLORADO