

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 \_\_\_\_ day of \_\_\_\_\_, 2025, is made by and between **STERLING RANCH, LLC**, a Delaware limited liability company, whose address is 8155 Piney River Avenue, Suite 200, 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 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

**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.**

**GRANTOR:**

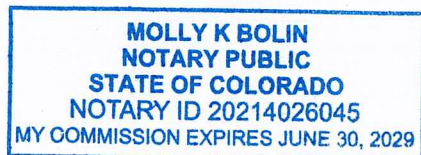
By: Sterling Ranch Development Company,  
a Colorado corporation,  
its Manager

By:   
Brock Smethills, President

[illegible]

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of November, 2025, by Brock Smethills, as President of Sterling Ranch Development Company, a Colorado corporation, as Manager of Sterling Ranch, LLC, a Delaware limited liability company.

SEAL



Witness my hand and official seal

Molly K Bohm  
Notary Public

My commission expires: June 30, 2029



**EXHIBIT A  
LEGAL DESCRIPTION**

3 PARCELS OF LAND BEING THOSE CERTAIN PORTIONS OF LOT 232, LOT 229, AND LOT 231, 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 SECTION OF 32, TOWNSHIP 6 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL A**

**COMMENCING** AT THE EASTERLY CORNER OF SAID LOT 232, STERLING RANCH FILING NO. 6A;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 232, TO A POINT HEREINAFTER REFERED TO AS **POINT "A"**, THENCE CONTINUING ALONG SAID SOUTHEASTERLY BOUNDARY, SOUTH 44°50'57" WEST, A DISTANCE OF 263.34 FEET TO AN ANGLE POINT THEREIN AND TO THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHERLY AND SOUTHWESTERLY BOUNDARY OF SAID LOT 232 THE FOLLOWING 2 COURSES;

1. SOUTH 89°50'57" WEST, A DISTANCE OF 28.28 FEET;
2. NORTH 45°09'03" WEST, A DISTANCE OF 232.57 FEET;

THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY NORTH 44°50'57" EAST, A DISTANCE OF 4.50 FEET;

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 169.68 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 49.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°55'33", AN ARC LENGTH OF 7.63 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 175.50 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°48'27", AN ARC LENGTH OF 51.48 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 47.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 58°01'53", AN ARC LENGTH OF 47.60 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.046 ACRES, (2,003 SQUARE FEET), MORE OR LESS.

**PARCEL B**

**COMMENCING** AT SAID HEREINABOVE DESCRIBED **POINT "A"**

THENCE SOUTH 45°09'03" EAST, A DISTANCE OF 128.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 229 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 229, NORTH 44°50'57" EAST, A DISTANCE OF 178.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,275.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 50°53'08" EAST;

THENCE DEPARTING SAID NORTHWESTERLY BOUNDARY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°05'56", AN ARC LENGTH OF 180.30 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE EASTERLY HAVING A RADIUS OF 27.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°09'58", AN ARC LENGTH OF 35.89 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID LOT 229;

THENCE ALONG THE SOUTHWESTERLY AND WESTERLY BOUNDARY OF SAID LOT 229 FOR THE FOLLOWING 2 COURSES:

1. TANGENT TO SAID CURVE, NORTH 45°09'03" WEST, A DISTANCE OF 36.83 FEET;
2. NORTH 00°09'03" WEST, A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.067 ACRES, (2,903 SQUARE FEET), MORE OR LESS.

**PARCEL C**

**COMMENCING AT SAID HEREINABOVE DESCRIBED POINT "A"**

THENCE SOUTH 44°50'57" WEST, A DISTANCE OF 132.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 231 AND THE **POINT OF BEGINNING**;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 131, SOUTH 44°50'57" WEST, A DISTANCE OF 177.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,275.50 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 50°57'14" WEST;

THENCE DEPARTING SOUTHEASTERLY BOUNDARY, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°54'28", AN ARC LENGTH OF 176.04 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY HAVING A RADIUS OF 27.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76°17'20", AN ARC LENGTH OF 35.95 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 45°09'03" WEST, A DISTANCE OF 196.90 FEET;

THENCE NORTH 44°50'57" EAST, A DISTANCE OF 3.50 FEET TO THE NORTHEASTERLY BOUNDARY OF SAID LOT 231;

THENCE ALONG THE NORTHEASTERLY AND EASTERLY BOUNDARY OF SAID LOT 231 THE FOLLOWING 2 COURSES:

1. SOUTH 45°09'03" EAST, A DISTANCE OF 232.94 FEET;
2. SOUTH 00°09'03" EAST, A DISTANCE OF 28.28 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.084 ACRES, (3,666 SQUARE FEET), MORE OR LESS.

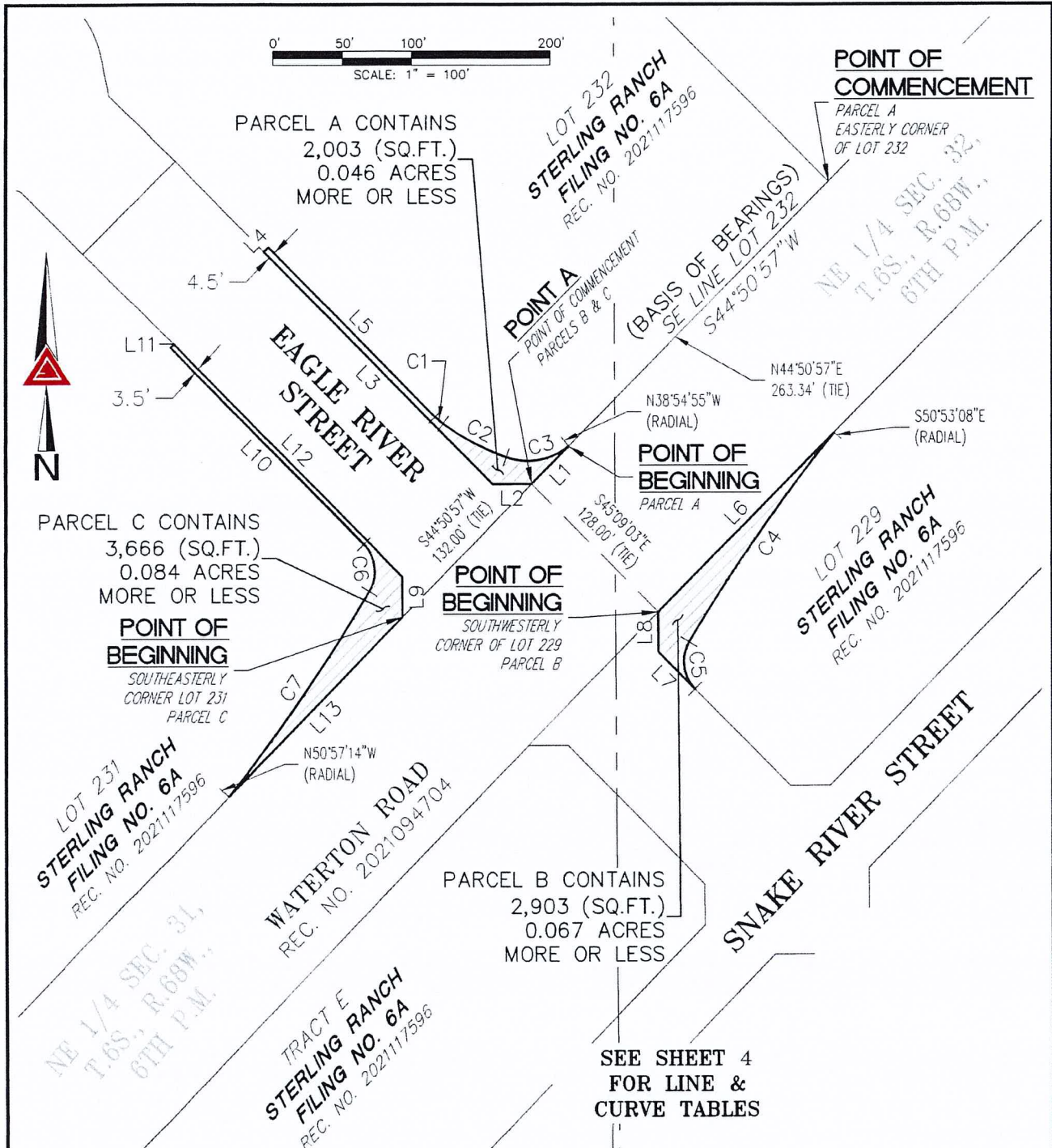
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

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.

# ILLUSTRATION TO EXHIBIT A

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°50'57"W	37.61'
L2	S89°50'57"W	28.28'
L3	N45°09'03"W	232.57'
L4	N44°50'57"E	4.50'
L5	S45°09'03"E	169.68'
L6	N44°50'57"E	178.07'
L7	N45°09'03"W	36.83'
L8	N00°09'03"W	28.28'
L9	S00°09'03"E	28.28'
L10	N45°09'03"W	196.90'
L11	N44°50'57"E	3.50'
L12	S45°09'03"E	232.94'
L13	S44°50'57"W	177.46'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	8°55'33"	49.00'	7.63'
C2	16°48'27"	175.50'	51.48'
C3	58°01'53"	47.00'	47.60'
C4	8°05'56"	1275.50'	180.30'
C5	76°09'58"	27.00'	35.89'
C6	76°17'20"	27.00'	35.95'
C7	7°54'28"	1275.50'	176.04'

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](http://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 SR LLC ROW TAKES.DWG  
JOB NUMBER: 116017-02 DATE: 09/30/2025 DWG: BMB CHK: AKP 4 OF 4 SHEETS