

**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 **KELLY G. ELLINGSON and KATHERINE H. ELLINGSON**, whose address is 7665 East Ponderosa Lane, Parker, 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:

**A PORTION OF THAT CERTAIN EASEMENT RECORDED AT BOOK 144, PAGE 107 (AS FURTHER PARTIALLY VACATED AND DESCRIBED IN THE RESOLUTION RECORDED AT REC. NO. 9222585), AND SHALL ONLY CONSIST OF THE PORTION DESCRIBED IN 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: \_\_\_\_\_  
Hayley Hall,  
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 Hayley Hall as Deputy Clerk to the Board.

Witness my hand and official seal

S E A L

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**EXHIBIT A**  
**DESCRIPTION**

A PORTION OF THE EASEMENT DESCRIBED IN RESOLUTION NO. R-992-046 RECORDED JUNE 26, 1992 AT RECEPTION NO. 9222585 LYING WITHIN TRACT B, HOMESTEAD HILLS FILING NO. 3, RECORDED JULY 18, 1960 AT RECEPTION NO. 108638, BOTH IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, COLORADO, SITUATED WITHIN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP, 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID TRACT B;

THEN ALONG THE SOUTH LINE OF SAID TRACT B AND THE SOUTH LINE OF SAID EASEMENT, SOUTH 90°00'00" EAST, A DISTANCE 649.00 TO THE EASTERLY LINE OF SAID EASEMENT, AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTH LINES AND SAID EASTERLY LINE, NORTH 66°18'29" WEST, A DISTANCE OF 124.45 FEET;

THENCE NORTH 12°16'49" WEST, A DISTANCE OF 55.36 FEET;

THENCE NORTH 28°53'10" EAST, A DISTANCE OF 71.89 FEET;

THENCE NORTH 47°47'02" EAST, A DISTANCE OF 91.00 FEET;

THENCE NORTH 62°51'04" EAST, A DISTANCE OF 384.49 FEET TO THE NORTH LINE OF SAID TRACT B AND THE EASTERLY LINE OF SAID EASEMENT;

THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EASTERLY LINE THE FOLLOWING 19 COURSES:

1. SOUTH 49°02'38" WEST, A DISTANCE OF 100.18 FEET;
2. SOUTH 55°46'53" WEST, A DISTANCE OF 92.18 FEET;
3. SOUTH 43°27'40" WEST, A DISTANCE OF 70.51 FEET;
4. SOUTH 61°29'33" EAST, A DISTANCE OF 27.15 FEET;
5. NORTH 72°00'25" EAST, A DISTANCE OF 123.02 FEET;
6. SOUTH 29°51'42" EAST, A DISTANCE OF 17.70 FEET;
7. SOUTH 36°17'16" WEST, A DISTANCE OF 10.00 FEET;
8. SOUTH 64°00'00" WEST, A DISTANCE OF 91.55 FEET;
9. SOUTH 66°09'11" EAST, A DISTANCE OF 28.00 FEET;
10. SOUTH 33°40'03" WEST, A DISTANCE OF 17.37 FEET;
11. NORTH 76°40'57" WEST, A DISTANCE OF 91.79 FEET;
12. SOUTH 61°28'19" WEST, A DISTANCE OF 22.00 FEET;
13. SOUTH 48°47'33" EAST, A DISTANCE OF 29.33 FEET;

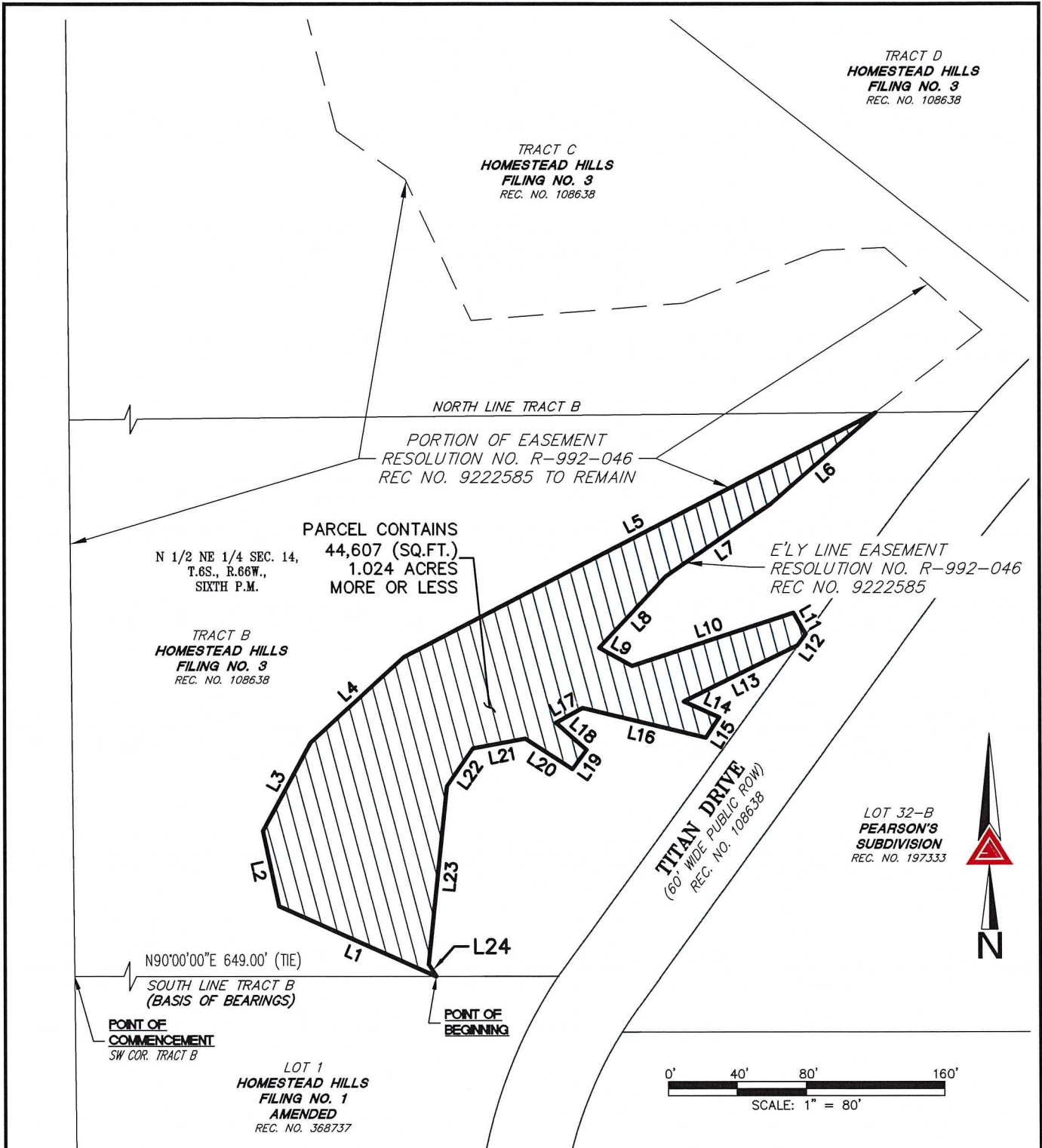
14. SOUTH 35°32'16" WEST, A DISTANCE OF 17.20 FEET;
15. NORTH 57°05'41" WEST, A DISTANCE OF 40.50 FEET;
16. SOUTH 79°33'45" WEST, A DISTANCE OF 38.64 FEET;
17. SOUTH 35°08'03" WEST, A DISTANCE OF 33.02 FEET;
18. SOUTH 05°59'17" WEST, A DISTANCE OF 128.17 FEET;
19. SOUTH 32°12'48" EAST, A DISTANCE OF 10.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 1.024 ACRES, (44,607 SQUARE FEET), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



DANIEL E. DAVIS, PLS 38256  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.  
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122



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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N66°18'29"W	124.45'
L2	N12°16'49"W	55.36'
L3	N28°53'10"E	71.89'
L4	N47°47'02"E	91.00'
L5	N62°51'04"E	384.49'
L6	S49°02'38"W	100.18'
L7	S55°46'53"W	92.18'
L8	S43°27'40"W	70.51'
L9	S61°29'33"E	27.15'
L10	N72°00'25"E	123.02'
L11	S29°51'42"E	17.70'
L12	S36°17'16"W	10.00'
L13	S64°00'00"W	91.55'
L14	S66°09'11"E	28.00'
L15	S33°40'03"W	17.37'
L16	N76°40'57"W	91.79'
L17	S61°28'19"W	22.00'
L18	S48°47'33"E	29.33'
L19	S35°32'16"W	17.20'
L20	N57°05'41"W	40.50'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S79°33'45"W	38.64'
L22	S35°08'03"W	33.02'
L23	S05°59'17"W	128.17'
L24	S32°12'48"E	10.07'

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



**EXHIBIT A**  
**TRACT B HOMESTEAD HILLS FIL NO. 3**  
**DOUGLAS COUNTY, COLORADO**

PATH: Q:\13424-01 - DC MONS\BALDWIN DAM\DWG\EXHIBITS\BALDWIN DAM L&E.DWG  
 JOB NUMBER: 13424-01 DATE: 8/10/2024 DWG: DED CHK: DED 4 OF 4 SHEETS