



State Documentary Fee
Date: February 19, 2021
\$210.00

Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **31 N. TEJON SUITE 514, COLORADO SPRINGS, CO 80903**, City or Town of **COLORADO SPRINGS**, County of **El Paso** and State of **Colorado**, for the consideration of **(\$2,100,000.00) ***Two Million One Hundred Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **200 W. CITY CENTER DRIVE SUITE 200, PUEBLO, CO 81003**, City or Town of **PUEBLO**, County of **Pueblo** and State of **Colorado**, the following real property in the County of **El Paso** and State of **Colorado**, to wit:

See attached "Exhibit A"

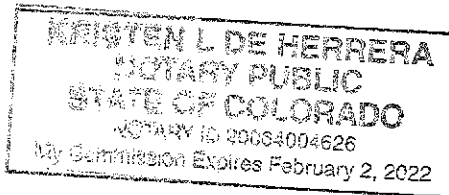
also known by street and number as: **A TO BE DETERMINED PARCEL IN WATERVIEW NORTH, COLORADO SPRINGS, CO 80925**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **February 19, 2021**

CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: [Signature]
P. A. KOSCIELSKI, MANAGER



State of **Colorado**)
)ss.
County of **El Paso**)

The foregoing instrument was acknowledged before me on this day of **February 19th, 2021** by **P. A. KOSCIELSKI AS MANAGER OF CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 02/02/2022 [Signature]
Notary Public

When recorded return to: **PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY**
200 W. CITY CENTER DRIVE SUITE 200, PUEBLO, CO 81003



Exhibit A

LEGAL DESCRIPTION (Parcel C)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00° 19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1404.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID RIGHT-OF-WAY LINE:

1) THENCE S89°30'29"W A DISTANCE OF 4.29 FEET TO A POINT OF CURVE TO THE LEFT;

2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 783.56 FEET;

3) THENCE S74°20'48"W A DISTANCE OF 71.53 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY N00°00'00"E A DISTANCE OF 601.46 FEET;

THENCE N90°00'00"W A DISTANCE OF 320.79 FEET;

THENCE N00°00'00"E A DISTANCE OF 935.04 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9;

THENCE S89°51'23"E ALONG SAID NORTH LINE, A DISTANCE OF 1161.78 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,524,621 SQUARE FEET OR 35.0 ACRES MORE OR LESS