

# WARRANTY DEED

THIS DEED, made this 19<sup>th</sup> day of, February 2021, between **Rankin Holdings, L.P.**, a Colorado limited partnership; the **Eugenia M. Blume and Basil E. Blume Trust**, and **Judy R. Timm**, an individual, (together "Grantor"), whose mailing address is 630 Southpointe Court, Suite 200, Colorado Springs, Colorado 80906, and **CPR Entitlements, LLC**, a Colorado limited liability Company, whose street address is 31 North Tejon Street, Suite 518, Colorado Springs, CO 80903 ("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 granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, and Grantee's heirs, successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of El Paso, State of Colorado described as follows:

**SEE EXHIBITS A AND B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE**

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors and assigns forever. Grantor, for Grantor and Grantor's heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor and hereby warrants that the Property is free and clear of any lien or encumbrances, of whatever kind or nature soever, except any easements, rights-of-way, and restrictions of record.

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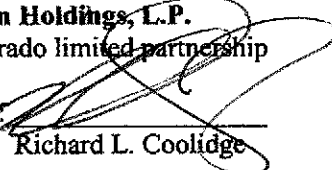


5509 3028

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

**GRANTOR:**

**Rankin Holdings, L.P.**  
a Colorado limited partnership

By   
Richard L. Coolidge

Its: Authorized Representative

STATE OF GEORGIA )  
  )    SS  
County of DAWSON  )

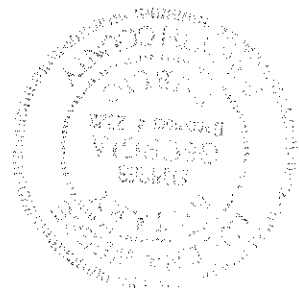
The foregoing instrument was acknowledged before me this 15 day of February, 2021, by Richard L. Coolidge, as the Authorized Representative of Rankin Holdings, L.P., a Colorado limited partnership.

Witness my hand and official seal.

 Notary Public

My Commission expires: 12/04/2023

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**Eugenia M. Blume and Basil E. Blume Trust**

By: Eugenia M. Blume  
Eugenia M. Blume

Its: Authorized Representative

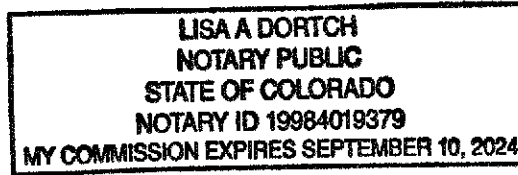
STATE OF COLORADO)  
                                      ) SS  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of February, 2021, by Eugenia M. Blume the Authorized Representative of the **Eugenia M. Blume and Basil E. Blume Trust**.

Witness my hand and official seal.

Lisa A. Dortch Notary Public

My Commission expires: Sept. 10, 2024



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Judy R. Timm,  
an individual

By:

*Randall R. Steichen*  
Randall R. Steichen

Her: Attorney in Fact and Authorized Representative

*Arizona*  
STATE OF ARIZONA )  
) SS  
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 16 day of February, 2021, Randall R. Steichen, as the Authorized Representative\* of Judy R. Timm, an individual.

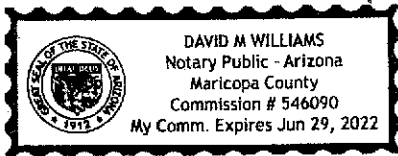
\*and ATTORNEY IN FACT

Witness my hand and official seal.

*[Signature]*

Notary Public

My Commission expires: 6/29/2022.



## LEGAL DESCRIPTION (WATER VIEW NORTH REMAINDER PARCEL)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH 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 SEVEN (7) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ~~POWERS~~ POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21): \*POWERS

- 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 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS S80°50'19"W A DISTANCE OF 624.10 FEET;
- 5) THENCE S87°19'53"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;
- 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS N 51°18'28" W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
- 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 598.39 FEET, A DELTA ANGLE OF 16°17'15", WHOSE LONG CHORD BEARS N18°05'29"W A DISTANCE OF 596.37 FEET;

THENCE N89°53'38"E ON A DISTANCE OF 710.50 FEET TO A NON-TANGENT POINT OF CURVE TO THE LEFT;

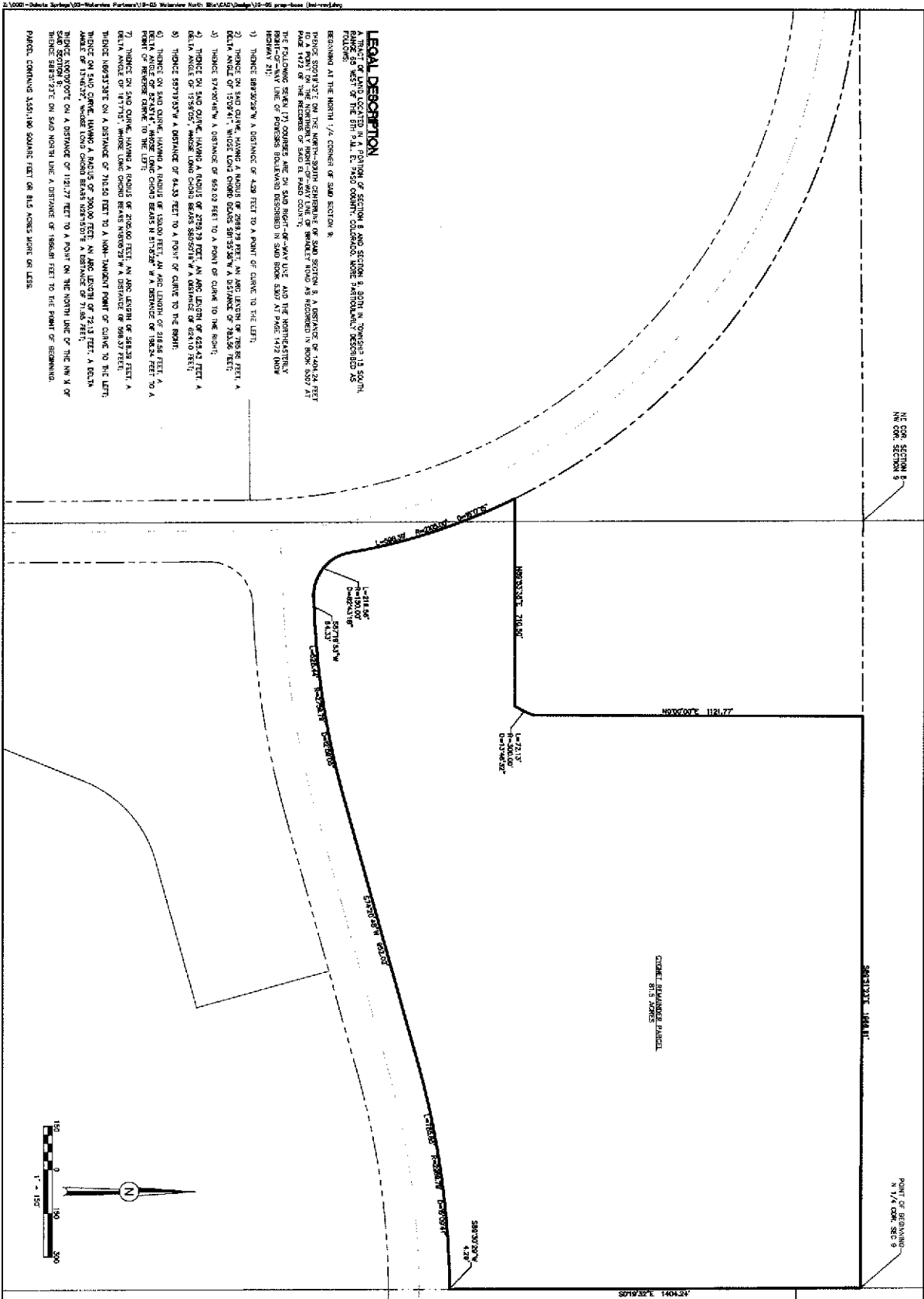
THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET; AN ARC LENGTH OF 72.13 FEET, A DELTA ANGLE OF 13°46'32", WHOSE LONG CHORD BEARS N26°15'01"E A DISTANCE OF 71.95 FEET;

THENCE N00°00'00"E ON A DISTANCE OF 1121.77 FEET TO A POINT ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9;

THENCE S89°51'23"E ON SAID NORTH LINE A DISTANCE OF 1966.81 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3,551,190 SQUARE FEET OR 81.5 ACRES MORE OR LESS.

EXHIBIT A



**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, 30TH N., TOWNSHIP 11 S., RANGE 102 W., 10TH R., 7.4 CORNER OF SAID SECTION 8, FOLLOWING: BEARS ELY, CO., NE 1/4, SEC. 8, TOWNSHIP 11 S., RANGE 102 W., 10TH R., 7.4 CORNER OF SAID SECTION 8, COMMENCING AT THE NORTH 7/4 CORNER OF SAID SECTION 8, THENCE S019°32' E 1404.24' TO A POINT ON THE NORTH-WEST CORNER OF SAID SECTION 8, A BEARING OF 400.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHERLEY ROAD AS RECORDED IN BOOK 6207 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N45°00' E 1121.77 FEET TO THE FOLLOWING BOUNDARY LINE OF SAID SECTION 9, COMMENCING AT THE NORTH 7/4 CORNER OF SAID SECTION 9, THENCE S019°32' E 1404.24' TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHERLEY ROAD AS RECORDED IN BOOK 6207 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°00' E 1121.77 FEET TO THE NORTH 7/4 CORNER OF SAID SECTION 9; THENCE S89°30' W 400.30 FEET TO THE POINT OF BEGINNING.

1) THENCE S89°30' W 400.30 FEET TO A POINT OF CURVE TO THE LEFT,  
 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2983.76 FEET, AN ARC LENGTH OF 178.86 FEET, A BEARING BEING 178.86 FEET TO A POINT OF CURVE TO THE RIGHT,  
 3) THENCE S79°35' W 400.30 FEET TO A POINT OF CURVE TO THE RIGHT,  
 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2773.76 FEET, AN ARC LENGTH OF 423.43 FEET, A BEARING BEING 423.43 FEET TO A POINT OF CURVE TO THE RIGHT,  
 5) THENCE S57°15' W 400.30 FEET TO A POINT OF CURVE TO THE RIGHT,  
 6) THENCE ON SAID CURVE, HAVING A RADIUS OF 1500.00 FEET, AN ARC LENGTH OF 318.84 FEET, A BEARING BEING 318.84 FEET TO A POINT OF CURVE TO THE LEFT,  
 7) THENCE ON SAID CURVE, HAVING A RADIUS OF 2000.00 FEET, AN ARC LENGTH OF 434.34 FEET, A BEARING BEING 434.34 FEET TO A POINT OF CURVE TO THE LEFT,  
 8) THENCE ON SAID CURVE, HAVING A RADIUS OF 3500.00 FEET, AN ARC LENGTH OF 721.15 FEET, A BEARING BEING 721.15 FEET TO A POINT OF CURVE TO THE RIGHT,  
 9) THENCE ON SAID CURVE, HAVING A RADIUS OF 1121.77 FEET, AN ARC LENGTH OF 1121.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SHERLEY ROAD AS RECORDED IN BOOK 6207 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY.

PARCEL CONTAINING 133.51 ACRES MORE OR LESS.

<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> </table>	NO.	DESCRIPTION	DATE	1			2			<p>DATE: 02/12/87</p> <p>BY: [Signature]</p> <p>SCALE: 1" = 150'</p> <p>MAP: WATERVIEW NORTH</p> <p>FROM: [Signature]</p> <p>TO: [Signature]</p>	<p><b>DSE</b> <i>Ukhta Springs Engineering</i></p> <p>2405 N. TAMM, SUITE 210          COLORADO SPRINGS, CO 80909          P. (719) 797-7388          F. (719) 797-7392</p>	<p><b>J-CAD</b></p> <p>48 HOURS BEFORE YOU DIE          CALL US FOR LOCATION          1-800-322-1987</p> <p>CITY OF COLORADO GREENS DEPT. OF REVENUE          600 COLLEGE WALK AND RIVERA ST.          DENVER, CO 80202</p>
NO.	DESCRIPTION	DATE										
1												
2												

**WATERVIEW NORTH**

**CYCNET REMAINDER PARCEL EXHIBIT**