



State Documentary Fee  
Date: December 07, 2021  
\$110.00

**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 NORTH TEJON STREET SUITE 500, COLORADO SPRINGS, CO 80903**, City or Town of **COLORADO SPRINGS**, County of **El Paso** and State of **Colorado**, for the consideration of **(\$1,100,000.00) \*\*\*One Million One Hundred Thousand and 00/100\*\*\*** dollars, in hand paid, hereby sell(s) and convey(s) to **SCHULZ PARTNERSHIP, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP**, whose street address is **301 SNOWCREST ROAD, WESTCLIFFE, CO 81252**, City or Town of **WESTCLIFFE**, County of **Custer** 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: **VILLAGES AT WATERVIEW NORTH, COLORADO SPRINGS, CO 80911**

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 **December 07, 2021**.

**CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY**

By: \_\_\_\_\_  
**P.A.KOSCIELSKI, MANAGER**

State of Colorado )  
County of El Paso ) ss.

**KRISTEN L DE HERRERA**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20084004626  
My Commission Expires February 2, 2022

The foregoing instrument was acknowledged before me on this day of **December 7th, 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 \_\_\_\_\_  
Notary Public

When recorded return to: **SCHULZ PARTNERSHIP, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP**  
**301 SNOWCREST ROAD, WESTCLIFFE, CO 81252**



**Exhibit A**

## LEGAL DESCRIPTION (PARCEL 1)

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

COMMENCING AT THE NW CORNER OF SAID SECTION 9;  
 THENCE S81°51'23"E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET;  
 THENCE S00°00'00"E DEPARTING SAID NORTH LINE, A DISTANCE OF 932.06 FEET TO THE POINT OF BEGINNING;  
 THENCE N00°00'00"E A DISTANCE OF 1622.06 FEET;  
 THENCE S00°00'00"E A DISTANCE OF 30.00 FEET TO A POINT OF CURVE TO THE RIGHT;  
 THENCE ON SAID CURVE, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 86.95 FEET, A DELTA ANGLE OF 18°07'00", WHOSE LONG CHORD BEARS S09°03'30"W A DISTANCE OF 86.59 FEET TO A POINT OF REVERSE CURVE;  
 THENCE ON SAID CURVE, HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 140.89 FEET, A DELTA ANGLE OF 24°50'16", WHOSE LONG CHORD BEARS S05°41'52"W A DISTANCE OF 139.79 FEET;  
 THENCE S06°43'16"E A DISTANCE OF 247.56 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED JANUARY 26, 1987 IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;  
 THE FOLLOWING TWO (2) COURSES ARE ON SAID RIGHT-OF-WAY LINE:  
 1. THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 437.89 FEET, A DELTA ANGLE OF 08°26'54", WHOSE LONG CHORD BEARS S78°34'14"W A DISTANCE OF 437.50 FEET;  
 2. THENCE S74°20'48"W A DISTANCE OF 824.67 FEET;  
 THENCE N15°39'12"W DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE ON SAID CURVE, HAVING A RADIUS OF 630.50 FEET, AN ARC LENGTH OF 23.74 FEET, A DELTA ANGLE OF 02°09'25", WHOSE LONG CHORD BEARS N16°43'55"W A DISTANCE OF 23.74 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT;  
 THENCE ON SAID CURVE, HAVING A RADIUS OF 422.48 FEET, AN ARC LENGTH OF 97.37 FEET, A DELTA ANGLE OF 13°12'19", WHOSE LONG CHORD BEARS N24°24'47"W A DISTANCE OF 97.16 FEET;  
 THENCE N31°00'56"E A DISTANCE OF 47.52 FEET TO A POINT OF CURVE TO THE LEFT;  
 THENCE ON SAID CURVE, HAVING A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 363.03 FEET, A DELTA ANGLE OF 33°16'48", WHOSE LONG CHORD BEARS N47°39'20"W A DISTANCE OF 357.95 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT;  
 THENCE ON SAID CURVE, HAVING A RADIUS OF 545.00 FEET, AN ARC LENGTH OF 11.85 FEET, A DELTA ANGLE OF 01°14'44", WHOSE LONG CHORD BEARS N63°40'22"W A DISTANCE OF 11.85 FEET;  
 THENCE N00°00'00"E A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING.