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12/27/2021 4:17 PM

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\$23.00

DF \$367.00

Electronically Recorded Official Records El Paso County CO

Chuck Broerman, Clerk and Recorder

TD1000 Y



State Documentary Fee
Date: December 23, 2021
\$367.00

Special Warranty Deed

(Pursuant to 38-30-115 C.R.S.)

THIS DEED, made on **December 23rd, 2021** by **CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantor(s), of the County of **El Paso** and State of **Colorado** for the consideration of **(\$3,670,000.00) ***Three Million Six Hundred Seventy Thousand and 00/100***** dollars in hand paid, hereby sells and conveys to **VETERANS VILLA OPERATING LLC, A NEBRASKA LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **17332 EDNA STREET, OMAHA, NE 68136**, County of **Sarpy**, and State of **Nebraska**, 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 PORTION OF WATERVIEW II, COLORADO SPRINGS, CO**

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) except **subject to covenants, easements, reservations, restrictions, and rights of way of record, if any, and taxes and assessments for the current and subsequent years.**

(SEE ATTACHED "SIGNATURE PAGE")

When recorded return to: **VETERANS VILLA OPERATING LLC, A NEBRASKA LIMITED LIABILITY COMPANY**
17332 EDNA STREET, OMAHA, NE 68136



Special Warranty Deed

SIGNATURE PAGE

CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____
P.A. KOSCIELSKI, MANAGER

State of Colorado)
)ss.
County of EL PASO)

The foregoing instrument was acknowledged before me on this day of December 23 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

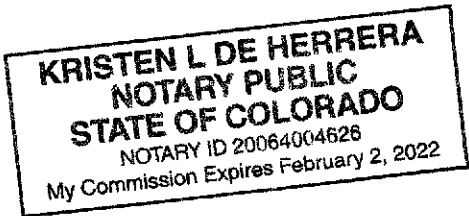


Exhibit A

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:

COMMENCING AT THE NW CORNER OF SAID SECTION 9;

THENCE S 81°51'23" E ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 669.38 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S 81°51'23"E A DISTANCE OF 497.06 FEET;

THENCE S 00°00'00" E DEPARTING SAID NORTH LINE, A DISTANCE OF 905.81 FEET;

THENCE N 90°00'00" W A DISTANCE OF 524.50 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 175.69 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS S 73°13'21"W, A DISTANCE OF 173.19 FEET;

THENCE S 56°26'42" W, A DISTANCE OF 56.70 FEET TO A POINT OF NON TANGENT CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 585.00 FEET, AN ARC LENGTH OF 342.60 FEET, A DELTA ANGLE OF 33°33'18", WHOSE LONG CHORD BEARS N 16°46'39" W A DISTANCE OF 337.73 FEET;

THENCE N 00°00'00"E A DISTANCE OF 347.57 FEET; THENCE N 90°00'00"E A DISTANCE OF 338.00 FEET;

THENCE N 00°00'00"E A DISTANCE OF 317.47 FEET TO THE POINT OF BEGINNING.