

State Documentary Fee
Date:
\$0.00
No Doc Fee Required

Quit Claim Deed

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

Grantor(s), **PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **200 W. CITY CENTER DRIVE**, City or Town of **PUEBLO**, County of **PUEBLO** and State of **COLORADO**, 81003, for the consideration of *** Ten Dollars and Other Good and Valuable Consideration *** dollars, in hand paid, hereby sell(s) and quitclaim(s) to **CPR ENTITLEMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY** as whose street address is **31 N. TEJON, SUITE 514**, City or Town of **COLORADO SPRINGS**, County of **EL PASO** 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.

Signed this day of August 3, 2021

PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY

Nick Pannunzio
NICK PANNUNZIO, MANAGER

State of **COLORADO**)
)ss
County of **PUEBLO**)

The foregoing instrument was acknowledged before me on this day of Aug 3, 2021 by **NICK PANNUNZIO AS MANAGER OF PHI REAL ESTATE SERVICES, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Andrea R Divelbiss
Notary Public
My Commission expires 11/25/21

ANDREA R DIVELBISS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094038549
MY COMMISSION EXPIRES NOVEMBER 25, 2021

When recorded return to: **CPR ENTITLEMENTS, LLC**
31 N. TEJON, SUITE 514, COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION (CPR-1 PARCEL)

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 1474.41 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUEING S89°51'23"E A DISTANCE OF 152.03 FEET;

THENCE S00°00'00"E, DEPARTING SAID NORTH LINE, A DISTANCE OF 904.66 FEET;

THENCE N90°00'00"E A DISTANCE OF 690.00 FEET;

THENCE S00°00'00"E A DISTANCE OF 55.00 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 58.99 FEET, A DELTA ANGLE OF 11°15'55", WHOSE LONG CHORD BEARS S05°37'58"W A DISTANCE OF 58.89 FEET;

THENCE N90°00'00"E A DISTANCE OF 241.30 FEET;

THENCE N00°19'32"W A DISTANCE OF 1015.98 FEET RETURNING TO A POINT ON SAID NORTH LINE;

THENCE S89°51'23"E ON SAID NORTH LINE, A DISTANCE OF 90.00 FEET TO 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 N00°00'00"E, DEPARTING SAID RIGHT-OF-WAY LINE, 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 THE POINT OF BEGINNING.

PARCEL CONTAINS 664478 SQUARE FEET OR 15.254 ACRES MORE OR LESS



DATE OF SALE
DATE OF PLAN
SCALE: 1"=100'

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GPR BOUNDARY SURVEY

WATERVIEW NORTH

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