

PARCEL A:

LOT 1, B & J GARCIA SUBDIVISION, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 IN TOWNSHIP 14 SOUTH RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 30 FEET WEST FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 294.7 FEET; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 627.95 FEET, MORE OR LESS, TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE EASTERLY ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 628.3 FEET, TO THE POINT OF BEGINNING. EXCEPT THOSE PORTIONS AS DESCRIBED IN DEEDS RECORDED DECEMBER 18, 1959 IN BOOK 1783 AT PAGE 232 AND MARCH 2, 1964 IN BOOK 2000 AT PAGE 831. ALSO EXCEPTING THOSE PORTIONS DESCRIBED IN DEEDS RECORDED MAY 25, 2017 UNDER RECEPTION NO. 217060334 AND OCTOBER 25, 2018 UNDER RECEPTION NO. 218116600. ALSO EXCEPTING THAT PORTION DEDICATED AS A PUBLIC RIGHT OF WAY TO THE CITY OF COLORADO SPRINGS ON THE PLAT OF THE COURTYARD RECORDED MAY 19, 2017 UNDER RECEPTION NO. 217713967.