

KNOW ALL MEN BY THESE PRESENTS: That Trail Ridge Development, LLC, a Colorado limited liability company, being the sole owner of the following described property: Containing 3.00 Acres more or less.

A tract of land being a portion of the Northwest One-Quarter of Section 19, Township 13 South, Range 65 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, described as follows:

PARCEL A:

LOT 1, PALOMINO RANCH AT STETSON RIDGE, EL PASO COUNTY, COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF AS FILED FOR RECORD DECEMBER 15, 2005 AT RECEPTION NO. 205199023 IN THE COUNTY OF EL PASO, STATE OF COLORADO;

EXCEPT THOSE PORTIONS PLATTED AS:

- A. CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS PHASE 1 PLAN RECORDED MAY 3, 2007 UNDER RECEPTION NO. 207600823,
- B. FIRST SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS - PHASE 2 PLAN RECORDED DECEMBER 20, 2007 UNDER RECEPTION NO. 207600851,
- C. SECOND SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE - PHASE 3 PLAN RECORDED APRIL 28, 2008 UNDER RECEPTION NO. 208600869
- D. AMENDED SECOND SUPPLEMENTAL CONDOMINIUM MAP PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS - PHASE 3 PLAN RECORDED MAY 19, 2008 UNDER RECEPTION NO. 208600875, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A NON-EXCLUSIVE ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM PARCEL A, AS SHOWN ON THE PLAT OF PALOMINO RANCH PATIO HOMES, RECORDED _____, 2018, PURSUANT TO DEVELOPER RIGHTS RESERVED IN THE CONDOMINIUM DECLARATION FOR PALOMINO RANCH AT STETSON RIDGE CONDOMINIUMS RECORDED MAY 3, 2007 UNDER RECEPTION NO. 207059885. FIRST AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED DECEMBER 20, 2007 UNDER RECEPTION NO. 207161720. SECOND AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED APRIL 28, 2008 UNDER RECEPTION NO. 208047745. AMENDMENT TO SECOND AMENDMENT/SUPPLEMENT TO SAID DECLARATION RECORDED MAY 19, 2008 UNDER RECEPTION NO. 208056894. PARTIAL ASSIGNMENT OF DECLARANT RIGHTS UNDER SAID DECLARATION ASSIGNED TO TRAIL RIDGE DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED MAY 19, 2011 UNDER RECEPTION NO. 211049069.

Beginning at the Northwest corner of Lot 1 in Palomino Ranch at Stetson Ridge (Reception No. 205199023), thence S68°10'00"E, a distance of 316.76 feet; thence N21°50'00"E, a distance of 380.79 feet; thence N02°00'00"W, a distance of 31.24 feet; thence N88°00'00"E, a distance of 107.56 feet; thence S68°10'00"E, a distance of 141.52 feet; thence S21°50'00"W, a distance of 26.00 feet; thence S68°10'00"E, a distance 35.50 feet; thence S21°50'00"W, a distance of 146.73 feet; thence S68°10'00"E, a distance of 71.28 feet; thence N26°35'49"E, a distance of 88.03 feet; thence N21°50'00"E, a distance of 192.37 feet to the Point of Beginning.

The lineal unit of measure used for the survey of the land described herein is the US survey foot.