

**AFTER RECORDING RETURN TO:**

Kline Alvarado Veio, P.C.  
1775 Sherman Street, Suite 1790  
Denver, Colorado 80203

is **3650 University Blvd Dallas TX 75205**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made as of this 13th day of October 2023, between PNC Partners 80-20 LLC, a Texas limited liability company whose address is 3650 University Blvd, Dallas, Texas 75205 ("Grantor"), and SSS Education Corp, a Colorado non-profit corporation, a whose address 6464 Peterson Road, Colorado Springs, Colorado 80923 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey, unto Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of El Paso, State of Colorado, as more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER with all and singular the rights, tenements, hereditaments, easements, appendages, ways, privileges and appurtenances, if any, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or in equity, of, in and to the Property.

TO HAVE AND TO HOLD said Property above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT and FOREVER DEFEND the Property, subject to the Permitted Exceptions, in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming or to claim the whole or any part thereof, by, through or under Grantor.

*[Signature and acknowledgment of Grantor follows this page.]*

IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor as of the day and year first above written.

PNC Partners 80-20 LLC, a Texas limited liability company

By: 

Name: Shubham Pandey

Title: Manager

STATE OF ~~COLORADO~~ <sup>Arizona</sup> )  
COUNTY OF ~~EL PASO~~ <sup>Maricopa</sup> ) ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of October 2023, by Shubham Pandey, as Manager of PNC Partners 80-20 LLC, a Texas limited liability company.

Witness my hand and official seal.

My commission expires: Sept. 19, 2026



  
Notary Public

## **EXHIBIT A**

## **PROPERTY**

Parcel Three:

Lots 1 and 2 in Cnty Subdivision No. 2,  
County of El Paso, State of Colorado.