SPECIAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 20____, between **MONUMENT ACADEMY BUILDING CORPORATION, a Colorado Nonprofit Corporation**, whose mailing address is 1890 Willow Park Way, Monument, Colorado 80132 ("Grantor"), and **EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO**, whose street address is 200 S. Cascade Avenue, Colorado Springs, Colorado 80903 ("Grantee" or "County").

WITNESSETH, that Grantor, for and in consideration of the sum of FOURTEEN THOUSAND ONE HUNDRED SEVENTY SEVEN DOLLARS and NO CENTS ($14,177.00) 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, convey and confirm, unto Grantee, and Grantee's heirs, successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of El Paso, State of Colorado described as follows:

See Exhibits A and B for RW-5REV,
attached hereto and incorporated herein by reference

TOGETHER WITH all and singular the hereditaments and appurtenances thereto 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 equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors and assigns forever. Grantor, for Grantor and Grantor's heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to any easements, rights-of-way, and restrictions of record and taxes for 2023 and subsequent years.

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Signature Page Follows

IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:
Monument Academy Building Corporation, a Colorado Nonprofit Corporation

By: _____

Name: _____ Title: _____

STATE OF _____)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____ as _____ of Monument Academy Building Corporation, a Colorado Nonprofit Corporation.

Witness my hand and official seal.

_____
Notary Public

My commission expires: _____.

EXHIBIT "A"

PARCEL NUMBER: RW-5(REV)
PROJECT NUMBER: STA 105A-014
EL PASO COUNTY PROJECT NUMBER: 10-076
SECTION 13, TOWNSHIP 11 SOUTH, RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO
DATE: MARCH 15, 2022

DESCRIPTION

A tract or parcel of land, No. RW-5(REV) of Project Number STA 105A-014, and El Paso County Project Number 10-076, containing 0.049 acres, more or less, being a portion of Tract A, Knollwood Village Filing No 2, as described in the Office of the El Paso County Clerk and Recorder at Reception No. 207132550, situated in Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian, in El Paso County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the SW corner of said Section 13, (a 2 ½" Aluminum Cap – stamped "PLS 28658") thence bearing N 6°57'26" E, a distance of 2,721.21, feet to a point on the west line of Tract A, Knollwood Village Filing No. 2, said point also being the TRUE POINT OF BEGINNING;

1. Thence S 89°29'05" E, a distance of 846.14 feet, to a point on the east line of Tract A, Knollwood Village Filing No. 2;

2. Thence along the east line of said Tract A, S 2°28'56" E, a distance of 2.50 feet, to the southeast corner of said Tract A, said point also being on the north right-of-way line of Highway 105;

3. Thence along said right-of-way line, N 89°29'05" W, a distance of 846.27 feet, to the southwest corner of Tract A, Knollwood Village Filing No. 2;

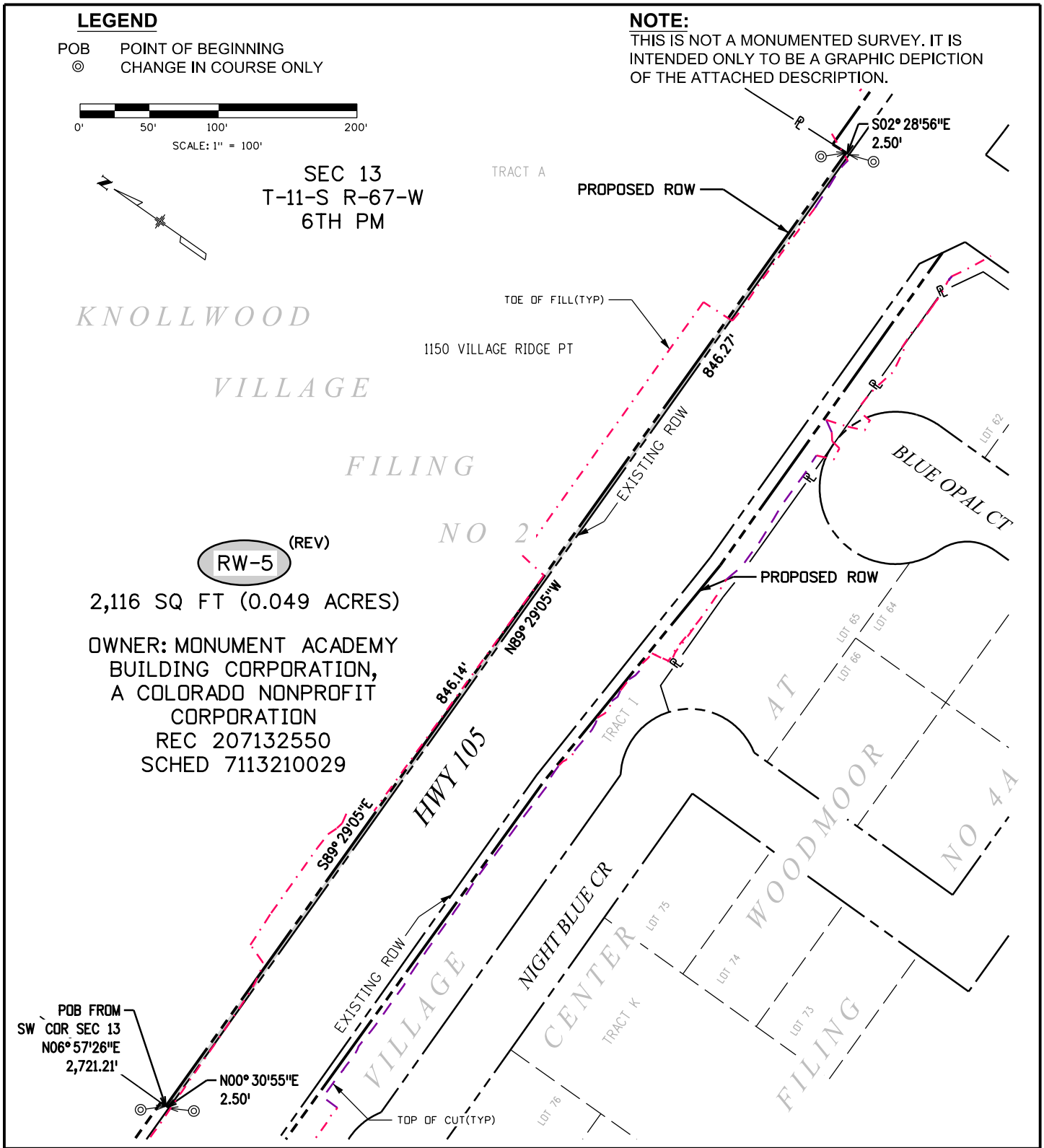
4. Thence along the west line of said Tract A, N 0°30'55" E, a distance of 2.50 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land contains 2,116 square feet, (0.049 acres).

Basis of Bearings; All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983. The bearing of the line between the SW corner of Section 13, Township 11 South, Range 67 West, of the Sixth Principal Meridian,
(a 2 ½" Aluminum Cap – stamped "PLS 28658") and the N1/4 corner of said Section 13,
(a 2" Aluminum Cap – stamped "PLS 23875") is N 26°23'35" E.

For and on Behalf of El Paso County, Colorado
Lorelei A. Ward, PLS 34982
Farnsworth Group Inc.
5775 Mark Dabling Blvd. - Suite 190
Colorado Springs, CO 80919

REVISED 2022



Farnsworth GROUP
5775 MARK DABLING BLVD - STE 190
COLORADO SPRINGS, CO 80919
(719)590-9194 / www.f-w.COM

EL PASO COUNTY
COLORADO

PPRTA
PIKES PEAK RURAL TRANSPORTATION AUTHORITY
CITY OF COLORADO SPRINGS PROJECTS

HIGHWAY 105 - NB I-25 RAMP TO LAKE WOODMOOR DR
EXHIBIT "B"
PARCEL NUMBER RW-5(REV)

MONUMENT ACADEMY BUILDING CORPORATION, A COLORADO NONPROFIT CORPORATION

Project No/Code:	STA 105A-014/19734
Date:	03/23/2022
Sheet No:	1 of 1

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