

Steve Schleiker
03/22/2023 10:10:35 AM
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El Paso County, CO



223023112

QUITCLAIM DEED

(Hagerman Ave. and a portion of Forest Road)

No Documentary Fee Required – Exempt Under Section 39-13-102(2)(a), C.R.S.

THIS QUITCLAIM DEED is made this 7th day of Feb, 2023, by and between **CASCADE METROPOLITAN DISTRICT NO. 1**, a quasi-municipal corporation and political subdivision of the State of Colorado (“Grantor”), whose address is c/o Walker Schooler District Managers, 614 N. Tejon St., Colorado Springs, CO 80903, County of El Paso, and State of Colorado and **EL PASO COUNTY, COLORADO**, (“Grantee”) whose address is 200 South Cascade Avenue, Suite 100, Colorado Springs, Colorado 80903, County of El Paso, and State of Colorado.

WITNESSETH, that Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto Grantee, its heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of El Paso County, State of Colorado, described as follows:

Parcel L, a Parcel of Land in the Southwest Quarter of Section 23, T13S, R68W of the 6th P.M., County of El Paso, State of Colorado, as described and depicted in Exhibit A, attached hereto and made a part hereof,

And

Parcel M, a Parcel of Land in in the Southwest Quarter of Section 23, T13S, R68W of the 6th P.M., County of El Paso, State of Colorado, as described and depicted in Exhibit B, attached hereto and made a part hereof,

TO HAVE AND TO HOLD the same, together with all and singular appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estates, rights, title, interest and claim whatsoever, of Grantor, either in law or equity, to the proper use, benefit and behalf of the Grantee, its successor and assigns.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed and delivered by this 7 day of February 2023.

GRANTOR:

ATTEST:

By: Susan [Signature]

STATE OF COLORADO

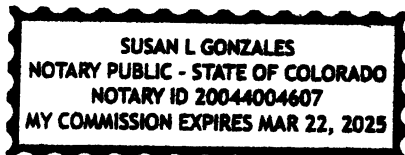
COUNTY OF EL PASO

The foregoing Quitclaim Deed was acknowledged before me this 7 day of Feb, 2023 by Susan Silvanis as Resident of the Cascade Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado.

Witness my hand and official seal.

My commission expires 3-22-25

[SEAL}



[Signature]
Notary Public

EXHIBIT A
THE PROPERTY (1 OF 2)

Legal Description For Hagerman Parcel 8323300031

Legal Description:

A parcel of land located in the Southwest Quarter of Section 23, T13S, R68W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Commencing from the Northerly corner of Lot 15, Block 11, Pyramid Mountain Addition to Cascade as recorded in the Office of the El Paso County Clerk and Recorder in Book R at Page 4; thence run Northerly along the Southeasterly line of Hagerman Ave. 45.9 feet; thence on a curve to the left and arc distance of 76 feet; thence continuing on said curve an arc distance of 96.79 feet to the point of tangent, Northwesterly along said tangent 142 feet; thence on a curve to the right having an arc distance of 18.42 feet to point of tangent; thence on a tangent Northeasterly 50.1 feet; thence on arc of curve to the right arc distance of 72.44 feet; thence on tangent of said curve Northeasterly 51.4 feet to the Point of Beginning of a parcel of land described herein; thence continue Northerly along the Easterly right of way line of said Hagerman Ave., a radius of 76.00 feet, an arc distance of 176.40 feet a central angle of 132°59'11"; thence S69°08'46"E a distance of 75.70 feet; thence S81°01'46"E a distance of 101.42 feet; thence S57°31'06"W a distance of 176.72 feet to the Point of Beginning.

PREPARED BY:



ALESSI and ASSOCIATES, Inc.

APPRAISERS • ENGINEERS • SURVEYORS

**2989 Broadmoor Valley Road
Colorado Springs, CO 80906**

**Tele. 719/540-8832
Fax 719/540-2781**

UNREPORTED STREET ADDRESS:

Parcel L

DATE: 7/30/2014

CLIENT: Realty Management Group

JOB NUMBER: 141475

EXHIBIT B
THE PROPERTY (2 OF 2)

Legal Description for Assessor Parcel 83233-00-033

Fox Rd/Hagerman Rd/Forest Rd.

Legal Description:

A parcel of land located in the Southwest Quarter of Section 23, T13S, R68W of the 6th P.M., County of El Paso, State of Colorado, described as follows:

Beginning at the most Northeast corner of the intersection of Hagerman Ave. and Forest Road as shown on the plat of Pyramid Mountain Addition to Cascade as recorded in the Office of the El Paso County Clerk and Recorder in Book R at Page 4 and the Map of Forest and Mesa Roads as recorded in the Office of the El Paso County Clerk and Recorder in Book S at Page 45; thence Northeasterly along the Northerly right of way line of said Forest Road a distance of 129.31 feet more or less to a point on a curve to the left having a radius of 80.20 feet an arc distance of 76.38 feet a central angle 54°34'00"; thence 197.55 feet more or less to the Point of Beginning.

PREPARED BY:



ALESSI and ASSOCIATES, Inc.

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**2989 Broadmoor Valley Road
Colorado Springs, CO 80906**

**Tele. 719/540-8832
Fax 719/540-2781**

PURPOSED STREET ADDRESS:

Parcel M

DATE: 7/30/2014

CLIENT: Realty Management Group

JOB NUMBER: 141475