

QUITCLAIM DEED

THIS DEED is dated April 4, 2019, and is made between Jefferson County School District R-1, a public school district and political subdivision of the State of Colorado, the "Grantor," and Collegiate Academy of Colorado, a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, the "Grantee," whose legal address is 8420 S. Sangre de Cristo Road, Littleton, CO 80127.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Jefferson and State of Colorado, described as follows:

A PARCEL OF LAND IN THE STATE OF COLORADO AND COUNTY OF JEFFERSON DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, KEN-CARYL RANCH "PLAINS" PHASE VIII-C; THENCE S 89°50'25"W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 369.07 FEET; THENCE N 00°00'00"E, A DISTANCE OF 106.71 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 90°00'00"E, A DISTANCE OF 33.67 FEET; THENCE S 00°00'00" E, A DISTANCE OF 21.75 FEET; THENCE N 90°00'00"E, A DISTANCE OF 49.10 FEET TO A POINT ON THE WEST FACE OF BUILDING EXISTING ON THE 9TH DAY OF JANUARY 2009; THENCE ALONG THE WESTERLY AND SOUTHERLY FACES OF SAID BUILDING THE FOLLOWING FOUR (4) COURSES:

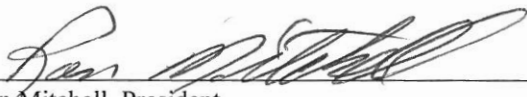
- 1.) THENCE N 00°12'50"W, A DISTANCE OF 70.29 FEET;
- 2.) THENCE S 89°47'13"W, A DISTANCE OF 4.62 FEET;
- 3.) THENCE N 00°12'50"W, A DISTANCE OF 17.73 FEET;
- 4.) THENCE S 89°50'52"W, A DISTANCE OF 77.82 FEET TO A POINT THAT BEARS N 00°00'00"E FROM THE TRUE POINT OF BEGINNING; THENCE S 00°00'00"E, A DISTANCE OF 66.05 FEET TO THE TRUE POINT OF BEGINNING.

also known by street address as: 8420 S. Sangre de Cristo Road, Littleton, CO 80127
and assessor's schedule or parcel number:

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

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

Jefferson County School District No. R-1

By: 
Ron Mitchell, President

ATTEST:

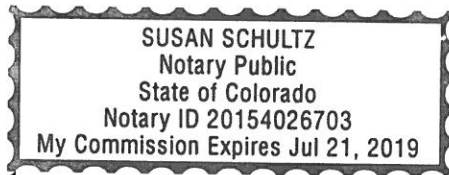
By: 
Amanda Stevens, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was acknowledged before me this 22 day of April, 2019, by Ron Mitchell, President, Board of Education, and Amanda Stevens, Secretary, Board of Education, Jefferson County School District No. R-1, a political subdivision and body corporate of the State of Colorado.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: Jul 21, 2019



Susan Schultz
Notary Public