



Special Warranty Deed

(Pursuant to C.R.S. 38-30-113(1)(b))

State Documentary Fee
Date: April 14, 2025
\$14.00

This Deed, effective as of **April 14th, 2025**, signed on the date(s) acknowledged below, by Grantor(s), **ATTICUS LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY**, whose street address is **PO BOX 88010, Colorado Springs, CO 80908**, City or Town of **Colorado Springs**, County of **El Paso** and State of **Colorado**, for the consideration of **(\$140,000.00) ***One Hundred Forty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **CHAD D. MILLER AND SONYA K. MILLER**, as Joint Tenants whose street address is **PSC 2 BOX 7165, APO, AE 09012**, City or Town of **APC**, County of N/A and State of **Armed Forces Europe**, the following real property in the County of **El Paso** and State of **Colorado**, to wit:

See attached "Exhibit A"

also known by street and number as: **10525 MCCLELLAND RD, CALHAN, CO 80808**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

ATTICUS LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

By: _____

JACOB DECOTO, MANAGER

State of **Colorado**

)

)ss.

County of **EL PASO**

)

The foregoing instrument was acknowledged before me on this day of **April 14th, 2025** by **JACOB DECOTO AS MANAGER OF ATTICUS LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY**

Witness my hand and official seal

My Commission expires: 1-22-28

Ryan Brito
Notary Public

RYAN BRITO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044002465
MY COMMISSION EXPIRES 01/22/2028

When recorded return to: **CHAD D. MILLER AND SONYA K. MILLER**
PSC 2 BOX 7165, APO, AE 09012



Exhibit A**PARCEL 4**

A PARCEL OF PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 12 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, AND CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24 TO BEAR S00°00'00" E, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S00°00'00"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1993.07 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"E, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 647.39 FEET TO THE SOUTHWEST CORNER OF SECTION 24; THENCE S87°17'33"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2580.38 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE N00°12'48" E, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 647.39 FEET; THENCE N87°17'14"W, A DISTANCE OF 2582.79 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION PREPARED BY:

KEITH WESTFALL, PLS 30127, FOR AND ON BEHALF OF HIGH PRAIRIE SURVEY CO.
JOB NO. 21304-LSP
P.O. BOX 384
KIOWA, CO 80117
DATED 12/28/2021