



**SPECIAL WARRANTY DEED**  
(Water Rights)

**THIS DEED** is made this 6<sup>th</sup> day of March, 2025 between James D. Hull and Lynette M. Hull, whose address is 3405 Hay Creek Road, Colorado Springs, Colorado 80921 ("Grantors"), and 3405 Hay Creek, LLC, a Colorado Limited Liability Company, whose address is 511 N. Tejon Street, Suite 200, Colorado Springs, Colorado 80903 ("Grantee").

**WITNESS**, that the Grantors, for and in consideration of funds paid in hand and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its heirs and assigns forever, all right, title and interest in and to the following described water and water rights located in the County of El Paso, State of Colorado described as follows:

All of Grantors' right, title and interest in and to the groundwater rights and rights to extract groundwater underlying that real property located in El Paso County, Colorado located in the SE¼ of Section 33, Township 11 South, Range 67 West of the 6<sup>th</sup> P.M., recorded as Parcel No. 7133007025 containing a total of approximately 30.05 acres, specifically including the following water rights as decreed in Case No. 21CW3056, District Court, Water Division 2, recorded in El Paso County Clerk and Recorder's Office reception no. 222057989:

4.51 annual acre-feet, based upon a 100-year aquifer life (451 acre-feet in total), from the Dawson Aquifer for domestic purposes, irrigation, stock water, ponds, fire protection, and for storage and augmentation associated with such uses, pursuant to and subject of the terms and conditions set forth in Case No. 21CW3056, District Court, Water Division 2;

8.5 annual acre-feet (850 acre-feet in total) from the Denver Aquifer for domestic purposes, irrigation, stock water, ponds, fire protection, and for storage and augmentation associated with such uses, pursuant to and subject of the terms and conditions set forth in Case No. 21CW3056, District Court, Water Division 2;

17.9 annual acre-feet (1,790 acre-feet in total) from the Arapahoe Aquifer for replacement of any injurious post-pumping depletions pursuant to the terms and conditions described in Case No. 21CW3056, District Court, Water Division 2;

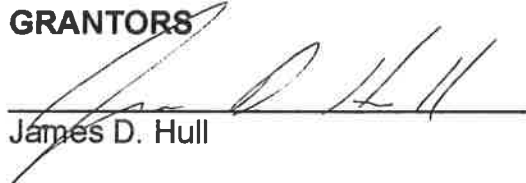
8.11 annual acre-feet (811 acre-feet) from the Laramie-Fox Hills Aquifer for replacement of any injurious post-pumping depletions pursuant to the terms and conditions set forth in Case No. 21CW3056, District Court, Water Division 2; and,

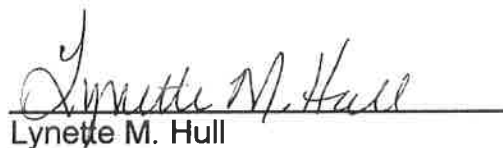
Division of Water Resources Permit No. 163509, with 300 acre feet of the Dawson aquifer water adjudicated and reserved in Case No. 21CW3056 for this well, subject to the terms and conditions of the well permit.

TOGETHER WITH all easements and rights-of-way appurtenant thereto, all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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.

TO HAVE AND TO HOLD the said water rights to divert, apply, extract and use the water and groundwater rights above bargained and described, with the appurtenances, unto the Grantees, their heirs and assigns forever. The Grantors, themselves, their heirs and personal representatives or successors, do covenant and agree that they shall and will warrant and forever defend the above-bargained water rights in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

**GRANTORS**

  
James D. Hull

  
Lynette M. Hull

COUNTY OF EL PASO )  
 ) ss.  
STATE OF COLORADO )

The foregoing SPECIAL WARRANTY DEED (Water Rights) was acknowledged before me this 6 day of March, 2025 by James D. Hull and Lynette M. Hull.

Witness my hand and official seal.

My commission expires 6/26/2027

  
Notary Public

[SEAL]

