

**QUITCLAIM DEED
(Water Rights)**

THIS DEED is made this ____ day of ____, 2026 between James D. Hull and Lynette M. Hull, located at 3405 Hay Creek Road, Colorado Springs, CO 80921 (“**Grantors**”) and Hidden Creek Estates HOA, LLC, a Colorado limited liability company, whose principal address is 3225 McLeod Drive, Suite 100, Las Vegas, Nevada 89121 (“**Grantee**”).

WITNESSETH, that the Grantors, in consideration of funds paid in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, have remised, released, sold, conveyed and QUITCLAIMED, and by tehse presents do remise, release, sell, convey and Quitclaim unto the Grantee, its heris and assigns forever, all right, title and interest in and to the following described water and water rights underling the certain real property, located in the County of El Paso, State of Colorado, more particularly described as:

A property being approximately 30 acres in size located in N½ SE¼, Section 33, Township 11 South, Range 67 West of the 6th P.M., more particularly described as 3405 Hay Creek Road, Colorado Springs, CO 80921, specifically including the following groundwater rights:

Approximately 343 acre-feet of water in the nontributary Arapahoe aquifer, or 3.43 annual acre-feet based on a 100-year aquifer life; and

Approximately 811 acre-feet of water in the nontributary Laramie-Fox Hills aquifer, or 8.11 annual acre-feet based on a 100-year aquifer life.

Such above-described amounts being portions of the water rights decreed in Case No. 2021CW3056 Water Court Division 2, and subject to the reservations of nontributary groundwater for post-pumping depletions described in said decree.

Any and all other groundwater rights in the Dawson, Denver, Arapahoe, and Laramie Fox Hills aquifer underlying the above described overlying land not deeded herein are expressly reserved by and to Grantors.

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in any ways 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 Grantors, either in law or equity, of, in and to the above described water rights.

In Witness Whereof, the Grantors have executed this Quitclaim Deed on the date set forth above.

GRANTOR: James D. Hull

By: _____

Printed Name: _____

GRANTOR: Lynette M. Hull

By: _____

Printed Name: _____

STATE OF COLORADO)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by James D. Hull and Lynette M. Hull.

(SEAL)

Notary Public

My commission expires: _____