

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 19 day of November, 2020, by and between **MORLEY-BENTLEY INVESTMENTS, LLC**, whose legal address is 20 Boulder Crescent, Suite 200, Colorado Springs, Colorado 80908, and **TRADER VIC'S INVESTMENTS, L.P.**, an Oklahoma limited partnership, whose legal address is 1021 Charles Page Blvd., Tulsa, Oklahoma, collectively, the Grantor, and **EL PASO COUNTY BY AND THROUGH THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY COLORADO**, whose street address is 200 South Cascade Avenue, Colorado Springs, CO 80903, the Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and 00/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with all improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

See **Exhibit A** attached hereto and incorporated herein by reference.

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, of, in and to the above bargained premises, with hereditaments and appurtenances;

TO HAVE AND TO HOLD the said interests in the premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors and assigns forever. Grantor, for Grantor and Grantor's successors and assigns, do covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except taxes and assessments for the current year; and any liens, leases, restrictions, or the like previously known and acknowledged by Grantee in writing prior to the execution of the Special Warranty Deed.

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El Paso County, CO



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

MORLEY-BENTLEY
INVESTMENTS, LLC


By: James F. Morley
Its: Manager

TRADER VIC'S
INVESTMENTS, L.P.

By: RDL Investments, LLC
Its: General Partner

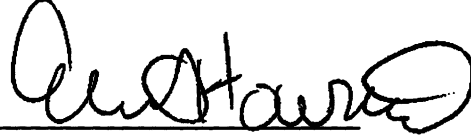

By: Stephen R. Buford
Its: Manager of RDL Investments, LLC

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

The foregoing instrument was acknowledged before me this 20th day of November, 2020, by James F. Morley, Manager of Morley-Bentley Investments, LLC.

Witness my hand and official seal.

My commission expires: MAY 30, 2022



Notary Public

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

ERIC S HOWARD
Notary Public
State of Colorado
Notary ID # 20144021884
My Commission Expires 05-30-2022

The foregoing instrument was acknowledged before me this ____ day of November, 2020, by Stephen R. Buford, Manager of RDL Investments, LLC, General Partner of Trader Vic's Investments, L.P.

Witness my hand and official seal.

My commission expires: 11/19/21



Notary Public

Roger K. Eldredge
Notary Public
Tulsa County, State of Oklahoma
Commission No. 08000647
Expires 11/19/2021



102 E. Pikes Peak Ave., 5th Floor
Colorado Springs, CO 80903
Mail to: PO Box 1360
Colorado Springs, CO 80901
719.955.5485

**EXHIBIT A
TRACT B
BRANDING IRON AT
STERLING RANCH FILING NO. 2**

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, T12, R65W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

TRACT B, BRANDING IRON AT STERLING RANCH FILING NO. 2 AS RECORDED UNDER RECEPTION NO. _____ IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE.