QUIT CLAIM DEED FOR WATER RIGHTS IN DAVIS RANCH SUBDIVISION, FILINGS 1 & 2

THIS DEED, made this _____ day of _____, _____, between

Michael W. O'Neil (Grantor) and _____ (Grantee). WITNESSETH that the Grantor, for and in good consideration of the purchase of _____ by Grantee, has remised, released, sold, conveyed, quitclaim and assign unto Grantee, his (her or their) heirs, personal representatives, successors and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described property situate, lying and being in the County of El Paso and the State of Colorado, TO WIT:

> One hundred sixty-five (165) acre feet of the not nontributory ground water in the Arapahoe Aquifer of the Denver Basin which underlies:
>
> _____.
> (legal description of lot)
>
> The ground conveyed under Colorado Ground Water Determination No. 4-BD is limited to an annual withdrawal for residential purposes of 0.55 acre feet per lot.

This conveyance constitutes a covenant running with _____, and the subject ground water may not be sold apart from the said lot. Any future sale of said lot shall be deemed to include the subject ground water regardless of whether a specific mention of the water is made in the deed conveying said lot or in a separate conveyance document.

Use of the ground water under Colorado Ground Water Determination No. 4-BD is subject to the following uses: 0.27 acre feet for household use; 0.25 acre feet for a maximum of 4,300 square feet of lawn area; 0.03 acre feet for a maximum of two horses.

TO HAVE AND TO HOLD the same, together with all of 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 representatives, successors and assigns forever.

_____
Michael W. O'Neil

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me on _____ by Michael W. O'Neil.
Witness my hand and official seal.
My commission expires:_____

Notary Public: _____