

**SPECIAL WARRANTY DEED**

THIS DEED, made this 13 day of May, 2022, between Sonship Properties, LLC, a Colorado limited liability company, ("Grantor") and Clovis Point CO, LLC, a Colorado limited liability company, whose address is 13395 Voyager Pkwy, Ste. 130, #2035, Colorado Springs, CO 80921, County of El Paso ("Grantee), State of Colorado:

**WITNESS**, that the Grantor, for and in consideration of the sum of \$1.00 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 the Grantee, his heirs, successors and assigns forever, all the right, title, interest, claim and demand, if any, which the Grantor may have in and to the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as following water rights:

See Exhibit A, attached hereto.

**TOGETHER**, with 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 the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantee, their heirs and assigns forever. The Grantor, for himself, his heirs, personal representatives, successors and assigns does hereby convey all interests, if any, in said premises to Grantee, her heirs, personal representatives and assigns, and warrants title to the same under Grantor.

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

Justin Ensor, OWNER  
By: Justin Ensor, Managing Member/Owner  
Sonship, LLC, a Colorado limited liability company

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

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of May, 2022, by Justin Ensor.

My commission expires: 11/08/2023 Witness my hand and official seal.

(Seal)

Zechariah J Eckrich, Notary Public  
Notary Public

ZECHARIAH J ECKRICH  
Notary Public  
State of Colorado  
Notary ID # 20194042420  
My Commission Expires 11-08-2023

**Exhibit A**  
 (to Special Warranty Deed,  
 Sonship, LLC – Kuhnke)

All Nontributary and Not-Nontributary Groundwater as contained in the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers, as decreed by the Division 1 Water Court in Consolidated Case Nos. 06CW20 and 06CW100, in the average annual amounts contained in such decree, subject to any reservations of groundwater described in said decree. Such decreed average annual amounts, shown in acre-feet, are as follows:

<u>Aquifer:</u>	<u>Average Annual Amount (100-year):</u>
Dawson	33.6 acre feet
Denver	33.8 acre feet
Arapahoe	17.6 acre feet
Laramie-Fox Hills	12.5 acre feet

Such above-described amounts being subject to any adjustment in the annual amounts of nontributary and not-nontributary ground water adjudicated in said Consolidated Case Nos. 06CW20 and 06CW100, Water Division No. 1, pursuant to the Court's retained jurisdiction in said decree. Such above-described water rights further include all rights, entitlements, obligations and requirements as imposed by the Water Court concerning the plan for augmentation decreed by the Division 1 Water Court in Consolidated Case Nos. 06CW20 and 06CW100.

**GENERAL WARRANTY DEED**

State Documentary Fee \$85.00

THIS DEED, made this 13 day of May, 20 22, between SONSHIP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY of the County of El Paso, State of Colorado, grantor(s), and CLOVIS POINT, CO., LLC., A COLORADO LIMITED LIABILITY COMPANY whose legal address is P.O. Box 511 Rocky Ford Colo of the County of El Paso, State of Colorado, grantee(s)

WITNESS, that the grantor(s), for and in consideration of the sum of **Eight Hundred Fifty Thousand and 00/100, (\$850,000.00)** 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 the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **EL PASO**, State of Colorado, described as follows:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, TO WIT:

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, EXCEPT THE WESTERLY 30.00 FEET FOR PUBLIC ROAD PURPOSES, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 12, SAID CORNER MONUMENTED BY AN ALLOY CAPPED STEEL PIN MARKED PLS #25361;

THENCE S89°04'51" W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1305.15 FEET TO A POINT 30.00 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, SAID CORNER MONUMENTED BY A PLASTIC CAPPED STEEL PIN MARKED PLS #23875;

THENCE N00°13'51"W, 30.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1325.59 FEET TO A POINT ON THE NORTH LINE THEREOF, SAID CORNER MONUMENTED BY A PLASTIC CAPPED STEEL PIN MARKED PLS #23875;

THENCE N89°01'29"E, ALONG THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1307.46 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER MONUMENTED BY AN ALLOY CAPPED STEEL PIN MARKED PLS #13830;

THENCE S00°07'55"E, ALONG THE EAST LINE OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SAID SECTION 12, A DISTANCE OF 1326.90 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN INGRESS/EGRESS AND UTILITY EASEMENT OVER THE NORTHERLY 30' THEREOF,

COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as **TBD BROWN ROAD, COLORADO SPRINGS, CO 80908**  
APN: 6100000483

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises with all its appurtenances in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming

the whole or any part thereof subject to statutory exceptions as defined in CRS 38-30-113(5)(a).

IN WITNESS WHEREOF the grantor(s) executed this deed on the date set forth above.

SONSHIP PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY

Justin Ensor, OWNER  
By: JUSTIN ENSOR, OWNER

STATE OF COLORADO  
COUNTY OF EL PASO )ss.

The foregoing instrument was acknowledged before me on May 13th, 2022, by JUSTIN ENSOR, OWNER OF SONSHIP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY.

Witness my hand and official seal.

My commission expires 11/08/2023

Zechariah J. Eckrich, Notary Public  
Notary Public

ZECHARIAH J ECKRICH  
Notary Public  
State of Colorado  
Notary ID # 20194042420  
My Commission Expires 11-08-2023