

**WATER RIGHTS SPECIAL WARRANTY DEED**

THIS DEED, made this 4th day of October, 2018, between DEBORAH D. ROBERTSON LIVING TRUST DATED AUGUST 7, 2007, whose address is 4236 Apple Hill Court, Colorado Springs, Colorado 80920, hereinafter referred to as "Grantor," and SONSHIP PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY whose address is TBD Brown Road, Colorado Springs, Colorado 80908, hereinafter together referred to as "Grantee".

WITNESSETH that Grantor, for valid and sufficient consideration to it in hand paid by Grantee, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto Grantee, its successors and assigns forever the following specifically described Water Rights:

See Exhibit A, attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto specifically appertaining, 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 Water Rights, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the Water Rights above granted, bargained, sold, conveyed, and confirmed, with the appurtenances, unto Grantee and his successors and assigns forever.

The Grantor, for itself and its successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above bargained Water Rights in the quiet and peaceable possession of Grantee, its successors and assigns, against all persons claiming by, through, or under Grantor; PROVIDED, however, Grantor does not hereby warrant the quality of water available under or in exercise of the above bargained Water Rights.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

**GRANTOR: DEBORAH D. ROBERTSON LIVING TRUST DATED AUGUST 7, 2007**

By: [Signature]  
Deborah D. Robertson, Trustee

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

The foregoing Water Rights Special Warranty Deed was acknowledged before me this 4th day of October, 2018, by Deborah D. Robertson, Trustee of the Deborah D. Robertson Living Trust Dated August 7, 2007.

Witness my hand and official seal:

[Signature]  
Notary Public

[SEAL]

My Commission Expires: 8/25/2022

SUSAN M PERRY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144033273  
MY COMMISSION EXPIRES AUGUST 25, 2022

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## EXHIBIT A

1. NONTRIBUTARY AND NOT-NONTRIBUTARY GROUND WATER, in the Dawson, Denver, Arapahoe, and Laramie-Fox Hills aquifers, as decreed in the Decree of the Water Court in Consolidated Case Nos. 06-CW-020 and 06-CW-100, Water Division 1, in the average annual amounts contained in said decree, subject to any reservations of such ground water as described in said decree. Such decreed average annual amounts, shown in acre-feet, are as follows:

AQUIFER	AVERAGE ANNUAL AMOUNT
Dawson	36.6
Denver	33.8
Arapahoe	17.6
Laramie-Fox Hills	12.5

2. Such amounts are subject to any adjustment in the annual amounts of nontributary and not-nontributary ground water adjudicated in Consolidated Case Nos. 06-CW-020 and 06-CW-100, pursuant to the Court's retained jurisdiction in said decree.