

SPECIAL WARRANTY DEED

THIS DEED, is dated this 17th day of December, 2019, and is made between (whether one, or more than one),

GRANDWOOD ENTERPRISES, LLC, A COLORADO LIMITED LIABILITY COMPANY

the "Grantor", of the County of El Paso and State of Colorado and

SYLVAN VISTA, INC, A COLORADO CORPORATION

(whether one, or more than one), the "Grantee",

whose legal address is 14160 GLENEAGLE, COLORADO SPRINGS, CO 80921 of the said County of El Paso and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of (\$5,800,000.00) Five Million Eight Hundred Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property together with any improvements thereon located in the County of El Paso and State of Colorado described as follows:

THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT ANY PORTION THEREOF CONTAINED WITHIN HIGHBY ROAD AS DESCRIBED IN INSTRUMENTS RECORDED JUNE 21, 2005 AT RECEPTION NO. 205092691 AND FEBRUARY 27, 1964 IN BOOK 2000 AT PAGE 436.

also known by street and number as: . HIGHBY ROAD, MONUMENT, CO 80132

TOGETHER with all and singular the hereditaments and appurtenances there unto belonging, or in anywise appertaining, the reversions, 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 and the Grantee's heirs and assigns forever, The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to: Statutory Exceptions as defined in C.R.S. § 38-30-113(5)(a)

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

GRANDWOOD ENTERPRISES, LLC A COLORADO LIMITED LIABILITY COMPANY



by Daniel D. Rivers
as Manager of B&D Colorado, LLC, A Colorado Limited Liability Company,
Member of Grandwood Enterprises, LLC, a Colorado Liability Company

State of Colorado
County of El Paso

The foregoing instrument was acknowledged before me this 17th day of December, 2019 by Daniel D. Rivers as Manager of B&D Colorado, LLC, A Colorado Limited Liability Company, as Member of Grandwood Enterprises, LLC, A Colorado Limited Liability Company.

Witness my hand and official seal.

Notary Public: Jani A. Trujillo
My commission expires: _____