

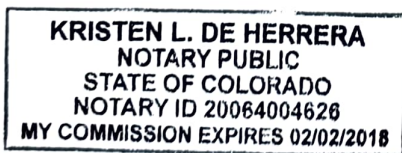
BARGAIN AND SALE DEED

CV14COS1CBT, LLC, A Colorado limited liability company, ("Grantor"), of the County of El Paso and State of Colorado, for the consideration of Seven Hundred Two Thousand, Two Hundred Sixty-Seven Dollars (\$702,267.00), and other good and valuable consideration in hand paid, hereby sells and conveys to Aspen Willow Estates, LLC, whose address is 1480 E. Higby Road, Monument, CO 80132, of the County of El Paso, and State of Colorado ("Grantee"), the all the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

A tract of land in the Southeast quarter of Section 20, Township 11 South, Range 66 West of the 6th PM, El Paso County, CO as follows: Beginning at the Northeast corner of Happy Landing Estates and the centerline of Higby Road, as recorded in Plat Book S-2 at Page 2 of the records of El Paso County, Colorado; thence Southerly, along the East line of said Happy Landing Estates, a distance of 1351.86 feet to the Southeast corner of said Happy Landing Estates; thence Easterly, along a line parallel to the centerline of Higby Road, a distance of 1127.78 feet; thence Northerly, along a line parallel to the East line of said Happy Landing Estates, a distance of 1351.86 feet to the centerline of Higby Road; thence Westerly, along the centerline of Higby Road, a distance of 1127.78 feet, more or less, to the Northeast corner of said Happy Landing Estates and the point of beginning, except any portion lying within Higby Road; together with those rights decreed in Water Court Case No. 97CW27 (Division 2), and in Case Nos. 97 CW27 (Division 2 and 07CW57 (Division 1), as they may have been amended from time to time.

TO HAVE AND TO HOLD together with any and all appurtenances and privileges, and all the estate, right, title, interest and claim whatsoever, of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee, his heirs, successors and assigns forever.

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



CV14COS1CBT, LLC

By: Douglas H. Barber
Douglas Barber, Personal Representative of the
Estate of Oliver E. Frascona, Member

STATE OF COLORADO)

COUNTY OF EL PASO)

ss. The foregoing instrument was acknowledged before
me this 8th day of July, 2016, by Douglas H. Barber,
as Personal Representative of the Estate of Oliver E.
Frascona, Member of CV14COS1CBT, LLC.

Witness my hand and official seal.

My Commission Expires: 02/02/2018

[Signature]
Notary Public



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