

## SPECIAL WARRANTY DEED

Angel E Cordero Jr **GRANTOR** here by sells and conveys to

GRANTEE whose address is \_\_\_\_\_  
all of Grantor's right, title and interest in and to the following described real property, together with the following water, water rights and related interests located in El Paso County, Colorado:

Lot Number \_\_\_\_\_ of the Cordero Minor Subdivision, generally described as part of the SE1/4 of the NE1/4 of Section 1, Township 14 South, Range 63 West of the 6th Principal Meridian, in El Paso County. The Overlying Land is located within the boundaries of the Upper Black Squirrel Creek Designated Ground Water Basin and within the Upper Black Squirrel Creek Ground Water Management District. The Colorado Ground Water Commission has jurisdiction over the ground water.

Water rights, and rights to extract and use ground water appurtenant to, underlying, or associated with, the real property more particularly described as: Lot Number \_\_\_\_, Cordero Minor Subdivision, as platted and recorded \_\_\_\_\_, 2021 and recorded in the records of the El Paso County recorder at \_\_\_\_\_, specifically including:

Reserved Arapahoe aquifer water rights to the individual lot owner of Lot number \_\_\_\_, Cordero Minor Subdivision pursuant to Colorado Ground Water Commission Determination and Replacement Plan Nos. 3344-BD. Grantor conveys by warranty deed to individual lot owner of Lot number \_\_\_\_, Cordero Minor Subdivision sufficient water rights in the Arapahoe aquifer underlying the lots to satisfy El Paso County's 300 year water supply requirement. Arapahoe aquifer requirement for Lot number \_\_\_\_, Cordero Minor Subdivision is as follows: 150 acre-feet for each lot (0.50 acre-feet/year x 300 yrs.). Approved beneficial uses include; domestic, landscape Irrigation, domestic animals, and replacement.

These water rights conveyed, and the return flows therefrom, are intended to provide a 300 year supply, and replacement during pumping, for each of the 2 lots of the Cordero Minor Subdivision. The water rights so conveyed, and the return flows therefrom, shall be appurtenant to each of the respective lots with which they are conveyed, shall not be separated from the transfer of title to the land, and shall not be separately conveyed, sold, traded, bartered, assigned or encumbered in whole or in part for any other purpose. Such conveyance shall be by special warranty deed, but there shall be no warranty as to the quantity or quality of water conveyed, only as to the title.

Water shall not be separated from transfer of title to the Property and shall be used exclusively for primary and replacement supply. Water shall not be separated from transfer of title to the Property and shall be used exclusively for the primary supply and replacement supply during pumping for Lot number \_\_\_\_, Cordero Minor Subdivision. Furthermore limited to 150 acre feet per lot as a result of the approved Cordero Minor Subdivision. The diversion limit per lot is sufficient water rights in the Arapahoe aquifer underlying the lot to satisfy El Paso County's 300 year water supply requirement (0.50 acre-feet/year x 300 yrs.).

Grantee is expressly bound by all obligations, terms and conditions contained in the Determination of Water Right 3344-BD.

Grantor warrants title against any and all claims arising by, through or under Grantor.

By: \_\_\_\_\_  
Angel E Cordero, Owner, Grantor

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El Paso County, CO



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SPECIAL WARRANTY DEED

STATE OF COLORADO)  
COUNTY OF EL PASO)

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by Angel E. Cordero  
Grantor of the Special Warranty Deed for Water Rights.

My commission expires: \_\_\_\_\_

Witness my hand and seal.

\_\_\_\_\_  
Notary Public