

SPECIAL WARRANTY DEED

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This Special Warranty Deed (this "Deed") is dated this 1st day of October 2021, between **8335 VOLLMER ROAD, LLC**, an Arizona limited liability company ("Grantor"), whose address is c/o Gary Schnurr 9701 East Happy Valley Road #21, Scottsdale, AZ 85255 and **RHETORIC LLC**, a Colorado limited liability company ("Grantee"), whose address is 20 Boulder Crescent, Colorado Springs, CO 80903.

Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby GRANT, BARGAIN, SELL, CONVEY and CONFIRM unto Grantee, its successors and assigns forever, all of that certain real property in the County of El Paso, State of Colorado, as more particularly described in Exhibit A attached hereto, which is incorporated herein by reference, together all and singular, improvements, fixtures and all easements, rights, privileges, hereditaments and appurtenances belonging or in any way appertaining thereto, including any such rights in streets, alleys and rights-of-way, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained real property, with the hereditaments and appurtenances, including all water and mineral rights and interests not previously severed therefrom and any existing and future royalties from any such mineral (including oil and gas) and water rights and interests (collectively, the "Property").

TO HAVE AND TO HOLD the Property above bargained and described, with the hereditaments and appurtenances, unto Grantee, its successors and assigns forever.

Grantor, for itself, its successors and assigns, does hereby covenant and agree that it shall and will WARRANT AND FOREVER DEFEND, the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor subject to "statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the date and year first written above.

8335 Vollmer Road, LLC,
an Arizona limited liability company

By: Colorado Real Estate Holdings, LLC, an
Arizona limited liability company, its sole member

By: Judith A. Schnurr
Name: Judith A. Schnurr
Member of 8335 Vollmer Road, LLC, an
Arizona limited liability company

By: Gary E. Schnurr
Name: Gary E. Schnurr
Member of 8335 Vollmer Road, LLC, an
Arizona limited liability company

STATE OF Colorado)
COUNTY OF Rowtt) ss.

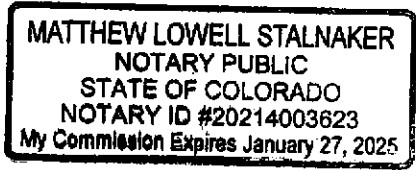
This foregoing instrument was acknowledged before me this 30 day of Sep 2021 by Judith A. Schnurr and Gary E. Schnurr as Members of Colorado Real Estate Holdings, LLC, an Arizona limited liability company, as sole Member of 8335 Vollmer Road, LLC, an Arizona limited liability company.

My Commission Expires: 1/27/25

Matthew L. Stalaker
Notary Public



55098221



State Documentary Fee
Date Oct 1, 2021
\$ 419.27

Exhibit A

Escrow No. 55098221

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE WARRANTY DEED RECORDED UNDER RECEPTION NO. 204209417 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS 10376 2006" AND AT THE NORTHEAST CORNER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", BEARING S89°09'33"W.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, S89°04'30"W A DISTANCE OF 2,579.58 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 4;

THENCE ON THE WEST LINE OF SAID SECTION 4, S06°22'37"W A DISTANCE OF 1,009.80 FEET;

THENCE DEPARTING SAID WEST LINE, THE FOLLOWING TWO (2) COURSES:

S89°16'22"W A DISTANCE OF 1,460.40 FEET;

N00°43'38"W A DISTANCE OF 1,000.44 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.;

THENCE ON SAID NORTH LINE, N89°14'13"E A DISTANCE OF 259.23 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 5;

THENCE ON SAID NORTH LINE, N89°12'38"E A DISTANCE OF 1,326.06 FEET, TO THE POINT OF BEGINNING.