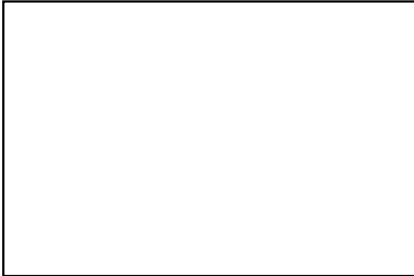


**SPECIAL WARRANTY DEED**

(Water Rights)

**THIS DEED**, dated \_\_\_\_\_, 20\_\_ between Joan M. Hathcock Revocable Trust Dated October 6, 2021 (“Grantor”), and \_\_\_\_\_, whose address is \_\_\_\_\_ (“Grantee”).



**WITNESS**, that the Grantor, for and in consideration of the sum of ten dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, its heirs and assigns forever, all right, title, and interest in and to the following described water and water rights, together with improvements, situate, lying and being in the County of El Paso and State of Colorado:

0.50 annual acre-feet for 300 years (totaling 150 acre-feet) of the not-nontributary Dawson aquifer water from the Colorado Ground Water Commission Determination No. 246-BD recorded at Reception No. 202027563, El Paso County, Colorado, subject to the below referenced Colorado Ground Water Commission Replacement Plan No. 246-RP. As well as the remainder of the underlying proportional share of Dawson aquifer water totaling 1,383 acre-feet.

1,360 acre-feet of the not-nontributary Denver aquifer water from the Colorado Ground Water Commission Determination No. 245-BD recorded at Reception No. 202027564, El Paso County, Colorado;

1,020 acre-feet of the nontributary Arapahoe aquifer water from the Colorado Ground Water Commission Determination No. 244-BD recorded at Reception No. 202027565, El Paso County, Colorado; and

760 acre-feet of the nontributary Laramie-Fox Hills aquifer water from the Colorado Ground Water Commission Determination No. 243-BD recorded at Reception No. 202027562, El Paso County, Colorado.

Proportional share for water provision to one lot from the Dawson aquifer replacement plan from the Colorado Ground Water Commission Replacement Plan No. 246-RP recorded at Reception No. 222104607, El Paso County, Colorado.

All to serve the property known as \_\_\_\_\_, Colorado Springs, Colorado 80106 and described as Lot \_\_ of \_\_\_\_\_.

**TOGETHER**, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and 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, its heirs and assigns forever. The Grantor, for itself, its heirs, personal representatives, successors, and assigns does covenant and agree to WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

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

