

SPECIAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 2016, between Michael Ludwig, ("Grantor) and _____, whose address is _____, _____, CO _____, County of El Paso ("Grantee), State of Colorado:

WITNESS, that the Grantor, for and in consideration of the sum of \$1.00 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, their heirs, successors and assigns forever, all the right, title, interest, claim and demand, if any, which the Grantor may have in and to the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as following water rights:

A 1.06 annual acre foot allotment of not-nontributary groundwater in the Dawson aquifer, and a 1.06 annual acre foot allotment of not-nontributary groundwater in the Denver aquifer, based upon a 300-year aquifer life, underlying the real property more particularly described in the attached Exhibit A ("Lot ____ of Redtail Ranch Subdivision") as attached hereto and incorporated herein by reference. Such Dawson aquifer and Denver aquifer groundwater was adjudicated and is subject to the Decree in Case No. 18CW3006, Water Division No. 2 (as consolidated with Case No. 18CW3002, Water Division No. 1), and consistent with the terms and conditions therein, Grantee is entitled to an augmented well in either the Dawson or Denver aquifer, though not both simultaneously. The rights to extract and use groundwater granted herein may be subject to re-quantification by the Division 2 Water Court and/or the State Engineer's Office to reflect actual aquifer conditions, as provided in Case No. 18CW3006, and are further expressly subject to provisions of the 18CW3006 Decree pertaining to the augmentation plan allowing the use of the subject not-nontributary Dawson aquifer groundwater, and rights and obligations associated therewith. The water rights conveyed herein are appurtenant to the Exhibit A property, and shall not be separated therefrom, and shall be utilized exclusively as the source of water supply on the Exhibit A property.

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, their heirs and assigns forever. The Grantor, for himself, his heirs, personal representatives, successors and assigns does hereby Convey all interests, if any, in said premises to Grantee, her heirs, personal representatives and assigns, and warrants title to the same under Grantor.

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

By: Michael Ludwig (as _____ of _____)

STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day of _____, 201_, by Michael Ludwig (as _____ of _____).

My commission expires: _____

(Seal)

Witness my hand and official seal.

Notary Public

SPECIAL WARRANTY DEED

THIS DEED, made this ____ day of _____, 2016, between Michael Ludwig, ("Grantor") and Redtail Ranch Homeowner's Association, whose address is _____, _____, CO _____, County of El Paso ("Grantee), State of Colorado:

WITNESS, that the Grantor, for and in consideration of the sum of \$1.00 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, their heirs, successors and assigns forever, all the right, title, interest, claim and demand, if any, which the Grantor may have in and to the real property, together with improvements, if any, situate, lying and being in the County of El Paso and State of Colorado, described as following water rights:

All of Grantors' rights, title, interests, obligations, and responsibilities in the Augmentation Plan decreed by the Division No. 2 Water Court in Case No. 18CW3006 (as consolidated with Case No. 18CW3002, Water Division No. 1), including for the extraction and use of nontributary groundwater underlying the real property more particularly described in the attached Exhibit A ("Redtail Ranch Subdivision") as attached hereto and incorporated herein by reference, as necessary for compliance with the terms and conditions of said Plan for Augmentation. Specifically, Grantee is granted only the right to the extraction and use for post-pumping augmentation purposes, consistent with the 18CW3006 Decree an 1,908 acre-foot portion of the nontributary Arapahoe aquifer, and a 1,908 acre foot portion of the nontributary Laramie-Fox Hills aquifer. The water rights conveyed herein are appurtenant to the Exhibit A property, and shall not be separated therefrom, and shall be utilized exclusively for augmentation of water uses on the Exhibit A property. Any and all other rights to the use and extraction of nontributary groundwater underlying the Redtail Ranch Subdivision not expressly granted herein is reserved to Grantor.

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, their heirs and assigns forever. The Grantor, for himself, his heirs, personal representatives, successors and assigns does hereby convey all interests, if any, in said premises to Grantee, her heirs, personal representatives and assigns, and warrants title to the same under Grantor.

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

By: Michael Ludwig (as _____
of _____)

STATE OF COLORADO)
)ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this ____ day of _____, 201_, by Michael Ludwig (as _____ of _____).

My commission expires: _____

(Seal)

Witness my hand and official seal.

Notary Public