

SPECIAL WARRANTY DEED
(Water Rights)

THIS DEED is made this _____ day of _____, _____, between SUSAN C. MCLEAN, whose address is 2415 Hodgen Road, Colorado Springs, Colorado 80921 ("Grantor") and _____, whose address is _____ ("Grantee").

WITNESS, that the Grantor, for and in consideration of funds paid in hand and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, his/her/their heirs and assigns forever, all right, title and interest in and to the following described water and water rights located in the County of El Paso, State of Colorado described as follows:

All of Grantor's right, title and interest in and to the groundwater rights and rights to extract groundwater underlying that real property located in El Paso County, Colorado known as Lot 2, McLean Subdivision, El Paso County, Colorado containing approximately 18.41 acres, also known as _____ Colorado Springs, Colorado 80921, specifically including the following:

0.76 annual acre-feet, based upon a 300-year aquifer life (228 acre-feet in total), from the Dawson Aquifer for domestic purposes, including domestic, irrigation for lawn, garden, and greenhouse, domestic animal and livestock watering water for up to two horses or equivalent livestock, fire protection, and also for storage and augmentation purposes associated with such uses, all pursuant to and subject of the terms and conditions set forth in Case No. 23CW3041, District Court, Water Division 2;

_____ acre-feet per year (_____ acre-feet in total) from the Denver Aquifer as adjudicated for the beneficial uses with specific terms and conditions described in Case No. 23CW3041, District Court, Water Division 2;

_____ acre-feet per year (_____ acre-feet in total) from the Arapahoe Aquifer as adjudicated for the beneficial uses with specific terms and conditions described in Case No. 23CW3041, District Court, Water Division 2;

_____ acre-feet per year (_____ acre-feet) from Laramie-Fox Hills Aquifer for replacement of any injurious post-pumping depletions pursuant to the terms and conditions set forth in Case No. 23CW3041, District Court, Water Division 2; and,

An undivided *pro rata* proportionate interest, along with any other owners of Lots within the McLean Subdivision, El Paso County, Colorado of the plan for augmentation decreed and set forth in Case No. 23CW3041, District Court, Water Division 2, and all of the rights, responsibilities and obligations

