

**SPECIAL WARRANTY DEED  
(Water Rights)**

**THIS DEED** is made this 12 day of June, 2025, between Nabulsi-Abushaban Family Trust, whose address is 14384 Whispering Ridge Rd., San Diego, California 92131 ("**Grantor**"), and NABULSI-ABUSHABAN HOMEOWNERS ASSOCIATION whose address is 10650 Black Forest Rd., Colorado Springs, Colorado 80908 ("**Grantee**").

**WITNESSETH**, 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, have granted, bargained, sold, and conveyed, and by these presents do 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 located in the County of El Paso, State of Colorado described as follows:

All of Grantor's right, title and interest in and to 713 acre-feet of Laramie-Fox Hills aquifer water (7.13 acre feet annually for 100 years, or 2.37 acre-feet annually for 300 years), a portion of groundwater decreed to be present beneath said property in Colorado District Court Water Division 2 case 22CW3020, recorded at El Paso County Clerk and Recorder, Instrument No. 223032142, along with all of the rights, responsibilities and obligations associated therewith.

TOGETHER WITH all easements and rights-of-way appurtenant thereto, 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 Grantor, either in law or equity, of, in and to the above bargained premises.

TO HAVE AND TO HOLD the said water rights to divert, apply, extract and use the water and groundwater rights above bargained and described, with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, itself, its heirs and personal representatives or successors, do covenant and agree that they shall and will warrant and forever defend the above-bargained water rights 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.

**GRANTOR**



Nabulsi-Abushaban Family Trust

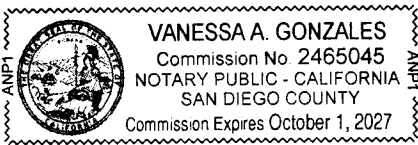
Signor: Taher Nabulsi, co-trustee of Nabulsi-Abushaban Family Trust

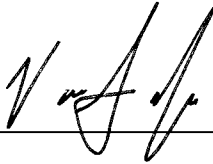
County of San Diego )  
State of California ) ss.

The foregoing SPECIAL WARRANTY DEED (Water Rights) was acknowledged before me this 12 day of June, 2025, Taher Nabulsi as co-trustee and signor for Nabulsi-Abushaban Family Trust.

Witness my hand and official seal.

My commission expires October 1 2027.



 Notary Public

[SEAL]