

CERTIFICATION:

I Jake Decoto researched the records of the El Paso County Clerk and Recorder and established that there was a mineral estate owner(s) on the real property known as The Retreat @ TimberRidge. An initial public hearing on The Retreat @ TimberRidge, which is the subject of the hearing, is scheduled for _____, 20_____.

Pursuant to §24-65.5-103(4), C.R.S., I certify that a Notice of an initial public hearing was mailed to the mineral estate owner(s) (if established above) and a copy was mailed to the El Paso County Planning Department on _____, 20____.

Dated this _____ day of _____, 20____.

[illegible]

The foregoing certification was acknowledged before me this _____ day of _____, 20____, by _____.

Witness my hand and official seal.

My Commission Expires: _____

Notary Public

Untitled

Holders of Mineral Rights:

Kay Juanita McGinnis
Joan Charleen Cornell
Rita Ann O'Dell
Charles L. O'Dell

Mailing Address:

Kramer Properties
Box 706
Breckenridge, CO 80424

GENERAL WARRANTY DEED

Dee 22 \$513.94

Kay Juanita McGinnis and Joan Charleen Cornell and Rita Ann O'Dell and Charles L. O'Dell (collectively "Grantor"), whose address is P.O. Box 706, Breckenridge, CO 80424-0706, for the consideration of TEN DOLLARS (\$10.00) in hand paid, hereby sells and conveys to Arroya Investments, LLC, a Colorado limited liability company, its successors and assigns ("Grantee"), whose address is 1283 Kelly Johnson Boulevard, Colorado Springs, CO 80920, all of its right, title and interest in and to the real property in the County of El Paso and State of Colorado described below, together with all easements and other appurtenances thereto, all improvements and all attached fixtures thereon (the "Property") legally described as

See Exhibit A attached

with all its appurtenances, and warrants the title to the same, subject to general taxes for the year 2016 and subsequent years, and to those exceptions to title and the matters described on Exhibit B attached hereto and incorporated by this reference.

Reserving, however, to Grantor, their heirs, successors and assigns, all rights to any and all oil, gas and other minerals in or under the Property, but expressly excluding rights to sand and gravel in or under the Property, together with the right to go upon the Property as is reasonably necessary for Grantor's development of the minerals so reserved but without interfering with any improvements or improved property of Grantee, its successors and assigns. Grantor acknowledges that Grantee, its successors and assigns, intends to develop the Property for commercial and/or residential development and agrees that Grantor's reserved mineral rights shall not interfere in any way, either above ground or below ground, with the use of the Property as a commercial and/or residential development.

Dated this 9th day of November, 2016.

Kay Juanita McGinnis
Kay Juanita McGinnis

COUNTERSIGNED

Rita Ann O'Dell

COUNTERSIGNED

Joan Charleen Cornell

COUNTERSIGNED

Charles L. O'Dell

STATE OF Colorado)
) ss.
COUNTY OF Summit

The foregoing instrument was acknowledged before me this 9th day of November, 2016, by Kay Juanita McGinnis.

Witness my hand and official seal.

(SEAL)



Amy E. Pombo
Notary Public



550 58840

Exhibit A

PARCEL A:

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C :

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THOSE PORTIONS THEREOF CONVEYED TO EL PASO COUNTY, COLORADO BY QUIT-CLAIM DEEDS RECORDED MAY 22, 1974 IN BOOK 2678 AT PAGES 430 AND 431.

PARCEL D:

THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED TO EL PASO COUNTY, COLORADO BY QUIT-CLAIM DEED RECORDED MAY 22, 1974 IN BOOK 2678 AT PAGE 430.

PARCEL E:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO STATE OF COLORADO.

PARCEL F :

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO STATE OF COLORADO.

PARCEL G:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO STATE OF COLORADO.

PARCEL H:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO STATE OF COLORADO, EXCEPT THOSE PORTIONS THEREOF CONVEYED TO EL PASO COUNTY, COLORADO BY QUIT-CLAIM DEEDS RECORDED MAY 22, 1974 IN BOOK 2678 AT PAGES 430 AND 431.

PARCEL I :

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH, P.M., COUNTY OF EL PASO, STATE OF COLORADO.