

When Recorded Return to:
PT Overlook LLC
1864 Woodmoor Drive, Suite 100
Monument, CO 80132
Attention: Andrew Biggs

**SPECIAL WARRANTY DEED
(Water Rights)**

THIS DEED is made this ____ day of _____, 20____ between PT Overlook LLC, a Colorado limited liability company whose address is 1864 Woodmoor Dr. #100, Monument, CO 80132 (“**Grantor**”) and _____, whose address is _____, (“**Grantee**”).

WITNESSETH, that the Grantor, 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, its heirs and assigns forever, all right, title and interest in and to the water and water rights, ground water and ground water rights, associated with, appurtenant to or underlying that certain real property, located in the County of El Paso, State of Colorado, more particularly described as:

A parcel known as Lot ____ of the Overlook at Homestead Filing No. ____ located in the north half of Section 27, Township 11 South, Range 64 West of the 6th P.M., El Paso County, Colorado, containing approximately ____ acres.

Said water and water rights specifically include 3.95 annual acre-feet in the Dawson aquifer as determined by Basin Determination No. 4638-BD issued by the Colorado Ground Water Commission on January 29, 2024, recorded at Reception No.224006390 of the El Paso County Clerk and Recorder’s Office, which water rights are subject to the Replacement Plan 4638-RP issued by the Colorado Ground Water Commission on January 29, 2024, recorded at Reception No.224006391 of the El Paso County Clerk and Recorder’s Office; and

From the Denver aquifer 2.88 annual acre-feet of groundwater as determined by Basin Determination No. 4637-BD issued by the Colorado Ground Water Commission on January 29, 2024, recorded at Reception No. 224006389 of the El Paso County Clerk and Recorder’s Office.

Any and all other groundwater rights in the Dawson, Denver, Arapahoe, and Laramie Fox Hills aquifer underlying the above described overlying land is expressly reserved by and to Grantor.

TOGETHER WITH all easements and rights-of-way appurtenant thereto, all and singular the hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantors, either in law or equity, of, in and to the Water Rights.

TO HAVE AND TO HOLD the said water rights above bargained and described with the appurtenances, unto the Grantee, its heirs and assigns forever. The Grantor, for itself, its heirs and personal representatives or successors, does covenant and agree that it 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:

PT Overlook, LLC, a Colorado limited liability company

By: _____

Printed Name: _____

Title: _____

STATE OF COLORADO)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of Winsome, LLC, a Colorado limited liability company, on behalf thereof.

(SEAL)

Notary Public

My commission expires: _____