

AFTER RECORDING, RETURN TO:

David D. Jenkins
111 South Tejon Street, Suite 222
Colorado Springs, CO 80903

BARGAIN AND SALE DEED
(Water Rights)

This BARGAIN AND SALE DEED (Water Rights) is made to be effective as of December 8, 2021, between **David D. Jenkins**, whose address is PO Box 792, Manitou Springs, CO 80822, hereinafter referred to as "Grantor," and **Seclusion Development, LLC**, a Colorado limited liability company, whose address is 9540 Federal Drive, Suite 100, Colorado Springs, CO 80921, hereinafter referred to as "Grantee."

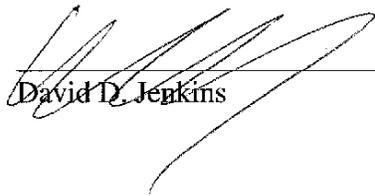
WITNESSETH that Grantor, for valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby confessed and acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, his successors and assigns forever, the following specifically described ground water rights:

See Exhibit A attached hereto

Together with all and singular the hereditaments and appurtenances thereunto specifically appertaining, 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 ground water right, TO HAVE AND TO HOLD such water rights above granted, bargained, sold, conveyed, and confirmed, with the appurtenances, unto Grantee and its successors and assigns forever.

TO HAVE AND TO HOLD the said water rights above bargained and described with the appurtenances, unto Grantee, its successors and assigns forever.

IN WITNESS HEREOF, Grantor has executed this Bargain and Sale Deed effective on the date set forth above.



David D. Jenkins



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EXHIBIT A
TO
WATER RIGHTS BARGAIN AND SALE DEED

A. Ground Water Rights Conveyed: All ground water contained in the Dawson and Denver aquifers the following described property:

The SE ¼, Section 11, and the NE ¼, Section 14, Township 12 South, Range 65 West of the 6th P.M., in El Paso County, Colorado. (310 acres, more or less.) ("Property")

Such ground water rights are described in the Colorado Ground Water Commission Findings and Order Nos. 462-BD and 463-BD, dated March 16, 2004, and as quantified therein as follows:

<u>Aquifer</u>	<u>Type</u>	<u>Average Annual Amount (Acre-Feet)</u>
Dawson	Not-NT	217.0
Denver	Not-NT	80.1
Denver	NT	88.6