

### SPECIAL WARRANTY DEED

FEATHERGRASS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY ("Grantor"), with an address of 4715 North Chestnut Street, Colorado Springs, CO 80907, for the consideration of TEN DOLLARS (\$10.00), in hand paid, hereby sells and conveys to ELITE PROPERTIES OF AMERICA, INC., A COLORADO CORPORATION whose legal address is 6385 CORPORATE DRIVE, COLORADO SPRINGS, CO 80919 the following real property in the County of El Paso, State of Colorado:

TRACTS AA AND BB, HANNAH RIDGE AT FEATHERGRASS FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO

with all its appurtenances, subject to the reservation described below, and warrants the title to the same against all persons claiming under Grantor, subject to those matters described in Exhibit A attached hereto and incorporated herein by this reference.

Notwithstanding any other provision contained in this Special Warranty Deed, Grantor hereby reserves to itself any and all water rights appurtenant to the Property and Grantee expressly acknowledges that no water rights are being transferred by, with or under this Special Warranty Deed.

SIGNED this 16 day of December 2019

FEATHERGRASS INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

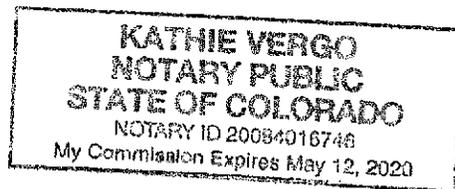
*Kenneth P. Driscoll*  
By: Kenneth P. Driscoll, Manager

State of Colorado  
County of El Paso

The foregoing instrument was acknowledged before me this 16 day of December 2019 by Kenneth P. Driscoll, Manager of Feathergrass Investments, LLC, A Colorado Limited Liability Company

Witness my hand and official seal.

*Kathie Vergo*  
Notary Public: State of Colorado  
My commission expires: May 12, 2020



## EXHIBIT A

Reservations contained in United States Patent recorded March 28, 1893 in Book 143 at Page 126 as follows: Subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law. And there is reserved from the lands hereby granted, a right of way thereof for ditches or canals constructed by the authority of the United States.

Right of way and Easement granted to Colorado Interstate Gas Co as set forth in instrument recorded September 26, 1934 in Book 908 at Page 91.

Any and all Notes, Easements, Rights of Way, Restrictions, Limitations and other matters as set forth on the recorded Plat of AKER'S ACRES SUBDIVISION NO. 1.

Right of way and Easement granted to Mountain View Electric Association, Inc. as set forth in instrument recorded February 11, 1983 in Book 3673 at Page 895.

The effect of Inclusion of subject property in the Cherokee Water and Sanitation District, as evidenced by instrument recorded September 13, 1983 in Book 3779 at Pages 792 and 783 and April 11, 1984 in Book 3857 at Page 141 and Agreement recorded October 20, 2006 at Reception No. 206155228.

Any tax, assessment, fee, charge or increase in mill levy resulting from the inclusion of the subject property in the Cimarron Hills Fire Protection District as disclosed by instrument recorded May 15, 1984 in Book 3871 at Page 34.

Permanent Easement for installing light fixtures as set forth in instrument recorded May 29, 1985 in Book 5014 at Page 1419.

Terms, conditions duties and obligations as set forth in Resolution No. 06-17 recorded February 28, 2006 at Reception No. 206029705 and Resolution No. 06-186 recorded August 10, 2006 at Reception No. 206118538.

Terms, conditions duties and obligations as set forth in PUD Development Guidelines recorded December 7, 2006 at Reception No. 206177832 and PUD Development Plan recorded December 7, 2006 at Reception No. 206177834 and July 30, 2013 at Reception No. 213097486.

Terms, conditions duties and obligations as set forth in Water and Sewer Service Agreement recorded October 20, 2006 at Reception No. 206155228.

Terms, conditions duties and obligations as set forth in Resolution No. 07-119, regarding Airport OverLay Rezoning, recorded July 18, 2007 at Reception No. 207095753.

Terms, conditions duties and obligations as set forth in PUD Development Guidelines recorded August 14, 2008 at Reception No. 208091456 and PUD Development Plan recorded August 14, 2008 at Reception No. 208091457 and the PUD Map recorded July 30, 2013 at Reception No. 213097486.

Terms, conditions duties and obligations as set forth in The Constitution Heights Metropolitan District as evidenced by instrument recorded September 24, 2009 at Reception No. 209112366.

Terms, conditions duties and obligations as set forth in Avigation Easement recorded March 20, 2014 at Reception No. 214022684.

Terms, conditions duties and obligations as set forth in Resolution No. 14-144 regarding final Plat Approval recorded April 23, 2014 at Reception No. 214033473.

Terms, conditions duties and obligations as set forth in Resolution No. 14-148 regarding Inclusion in the El Paso County Public Improvement District No. 2 recorded April 30, 2014 at Reception No. 214035626.

Any and all Notes, Easements, Rights of Way, Restrictions, Limitations and other matters as set forth on the recorded Plat of HANNAH RIDGE AT FEATHERGRASS FILING NO. 1 and Affidavit of Clarification recorded September 9, 2014 at Reception No. 214081923

Terms, conditions duties and obligations as set forth in Subdivision Improvements Agreement recorded June 11, 2014 at Reception No. 214049953

Terms, conditions, duties and obligations as set forth in Private Detention Basic Stormwater Quality Best Management Practice Maintenance Agreement and Easement recorded July 28, 2016 at Reception No. 216083823 and March 22, 2018 at Reception No. 218032600.

Non-Exclusive Permanent Easement for maintenance and repair as set forth in instrument recorded March 22, 2018 at Reception No. 218032602 and Reception No. 218032603.