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El Paso County, CO
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SPECIAL WARRANTY DEED

Grantors: Arroya Investments, LLC, and Robert Scott General Contractors, Inc., a Colorado corporation

Grantee: TimberRidge Estates, LLC

For good and valuable consideration, receipt of which is hereby acknowledged, Grantors hereby sell and convey to Grantee all of Grantors' right, title and interest in those water rights decreed on January 19, 2018 in the Second Amended Findings of Fact, Conclusions of Law, Judgment and Decree in Case No. 16CW3095, Water Division 2, Colorado, which decree is recorded immediately following the recording of this deed in the El Paso County Colorado real property records, including without limitation the following:

- 1,940 acre feet of water rights in the Dawson aquifer;
- 1,679 acre feet of water rights in the Denver aquifer;
- 1,499 acre feet of water rights in the Arapahoe aquifer;
- 1,005 acre feet of water rights in the Laramie-Fox Hills aquifer;
- That plan for augmentation decreed in Case No. 16CW3095, with all rights and responsibilities pertaining thereto;

and warrants title, but not the quantity or quality of water, against all persons claiming title under Grantors.

ARROYA INVESTMENTS, LLC

By: Jacob Decoto, Manager

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me by Jacob Decoto, manager

of Arroya Investments, LLC, on 2 April, 2018.

Witness my hand and official seal.
My commission expires: 5/11/2019

Lori M. O'Neil
Notary Public

LORI M. O'NEIL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114026329
MY COMMISSION EXPIRES MAY 11, 2019

ROBERT SCOTT GENERAL CONTRACTORS, INC.

By: Robert E. Ormston, President

ATTEST:

By: Lynette M. Hente, Secretary

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me by Robert E. Ormston, President of Robert Scott General Contractors, Inc., and attested to by Lynette M. Hente, Secretary of Robert Scott General Contractors, Inc., on March 28th, 2018.

Witness my hand and official seal.

My commission expires: October 23rd, 2019

Notary Public

COLIN JOSEPH GARGAN CALDWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154041794
MY COMMISSION EXPIRES OCTOBER 23, 2019

This conveyance was made in conjunction with a prior conveyance from Grantors to Grantee of the surface of the land beneath which the water rights described herein are located; no separate or additional consideration was given for this conveyance of water rights.