

BILL OF SALE

THIS BILL OF SALE dated this 13th day of March, 2021, between Glen Development Company (“Grantor”) and WIDEFIELD WATER AND SANITATION DISTRICT, a quasi-municipal corporation of the State of Colorado, whose address is 8495 Fontaine Blvd., Colorado Springs, Colorado 80925 (“Grantee” or “District”):

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does hereby grant and convey unto the District, its successors and assigns, free of all encumbrances, liens, security interests or claims of any nature, the following improvements, situate, lying and being in the County of El Paso and State of Colorado, described as follows:

The water and sewer facilities, equipment, and all related appurtenances and facilities, including all related personal property (“Improvements”), which are constructed or otherwise acquired by Grantor within the property generally known as the Glen at Widefield, Filing No. 10, and specifically described on Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same, unto the District, its successors and assigns forever, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and Grantor, for itself, its successors and assigns, covenants and agrees to warrant and defend the sale of such Improvements hereby made unto the District, its successors and assigns, against any claim, lien or interest of any nature asserted by any other person against the Improvements, and all and every person or persons claiming by, through, or under Grantor, and warrants that the conveyance of the Improvements to the District, its successors and assigns, is made free from any claim or demand arising by, through, or under Grantor.

IT IS EXPRESSLY AGREED that the transfer and acceptance of this Improvement(s) is subject to final acceptance by the District and to the following conditions:

1. All Improvements have been constructed in conformance with the District’s standards, specifications, and Rules and Regulations, inspected during construction by the District, satisfactorily tested, and approved.
2. All requirements of the District’s Rules and Regulations with respect to the Improvements have been met, including, but not limited to adequate easements, as-built drawings, warranty bonds, and conditional acceptance by the District.
3. Conditional acceptance of the Improvements was made by the District on 13th of December, 2021 and the 24-month warranty period will expire on 13th of December, 2023. Upon expiration of the warranty period and satisfactory final inspection by the District, the District shall approve and execute the final acceptance of the Improvements conveyed herein.

IN WITNESS WHEREOF, the Grantor has executed this Bill of Sale on the date set forth above.

GRANTOR:

[Handwritten Signature]

For
By:

Glen Development Co.

Title:

President

STATE OF COLORADO)

)

ss.

COUNTY OF EL PASO)

)

The foregoing instrument was acknowledged before me this 18 day of March, 2024, by J. Mark Whitson as President of Glen Development Co.

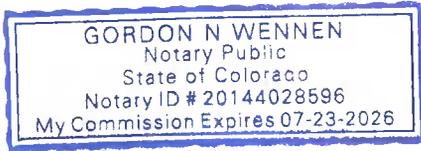
Witness my hand and official seal.

My commission expires:

July 23, 2026

[Handwritten Signature]

Notary Public



FINAL ACCEPTANCE

Upon expiration of the warranty period and satisfactory final inspection of the Improvements, the Widefield Water and Sanitation District hereby finally accepts the Improvements conveyed herein as in conformance with the District's Rules and Regulations and associated standards this 13th of March, 2024.

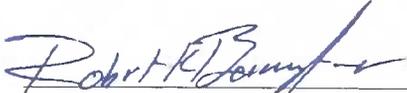
By: 
Name: Robert Bannister, P.E.
Title: District Engineer

EXHIBIT A

(Description of Improvements Conveyed)

Water and sewer utilities for the Glen at Widefield, Filing No. 10, to include water and sewer utilities located in the streets of Pennycress Dr, and Buffalo Bur Trail. Water services are included from the main to the curb stop. Sanitary sewer services are not included.

WATER

821	LF	8" C900 PVC Pipe and Fittings
2	EA	8" Gate Valves
2	EA	Fire Hydrant Assemblies
22	EA	Potable Water Services

For a Total Water Cost of \$251,587.78

WASTEWATER

679	LF	8" SDR 35 PVC Pipe and Fittings
2	LF	48" Diameter Manholes
1	EA	60" Diameter Manholes

For a Total Wastewater Cost of \$93,337.38

Total Conveyed Value of \$344,925.16