Sample

The Reserve at Corral

Bluffs, Fil 3 El Paso, County, Colorado

**SPECIAL WARRANTY DEED – WATER RIGHTS**

Robert Solberg, HJK Family Partners, Ltd and Corral Ranches Development Corporation,

Inc. (“**Grantors**”), whose address is 1830 Coyote Point Drive, Colorado Springs, Colorado

80904-1000, for good and valuable consideration, the receipt of which is hereby

acknowledged, hereby sells and conveys to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (“**Grantee**”) whose address is

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. The water rights of the Grantors described as follows:

Annually an amount of .50 acre-feet based on an aquifer life of 300 hundred years

pursuant to 516-BD and 517-BD as determined by the State of Colorado Ground

Water Commission under Order dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ a copy of which

Findings and Order are recorded under Reception No. \_\_\_\_\_\_\_\_ recorded

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_\_\_\_\_\_\_ o’clock \_\_\_M in the office of the

Clerk and Recorder, El Paso County, Colorado, said water to be withdrawn at a

rate not to exceed .50 acre-feet annually, and subject to the conditions set forth in

the above-described Order.

And specially warrants title, but not the amount of water available for withdrawal, to all

persons claiming under Grantor.

No water rights other than those specified above are conveyed by this deed.

The water rights conveyed herein is intended to provide a 300 year water supply for

Lot \_\_\_\_\_\_ of The Reserve at Corral Bluffs Subdivision No. 1, El Paso County, Colorado.

Therefore, this water right shall run with the land, must be transferred to all successors and

assigns of Grantee, may not be separated from transfer of title to the land, and may not be

separately sold, bartered, liened or encumbered.

Robert Solberg

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(date)

HJK Family Partners, Ltd.

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(date)

Corral Ranches Development Co.

By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(date)

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_\_\_\_\_ day of

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_ by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public

STATE OF COLORADO )

) ss.

COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_\_\_\_\_ day of

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_ by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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STATE OF COLORADO )

) ss.

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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, \_\_\_\_\_\_\_\_\_\_ by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

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\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Notary Public