

MONTGOMERY LITTLE  
& SORAN, PC

Attorneys at Law

This is the information  
for your records, the  
applicant needs to  
complete the Mineral  
Rights Certification  
and have it notarized.

JAMES J. SORAN, III, ESQ.  
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July 30, 2019

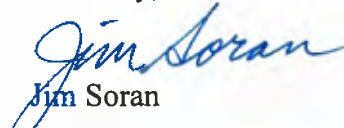
Paul Wester  
31 Martin Lane  
Englewood, CO 80110

Re: Gleneagle Square LLC – Mineral Rights

Paul,

A copy of the vesting deed to Gleneagle Square LLC is attached. No reservations or exceptions are noted for mineral rights. That indicates that Gleneagle Square LLC, your entity, owns the mineral rights.

Sincerely,

  
Jim Soran



WARRANTY DEED

STANLEY M. SEARLE, whose address is P.O. Box <sup>1929</sup>39, City or Town of Monument, County of El Paso, State of Colorado, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and convey(s) to GLENEAGLE SQUARE LLC, a Colorado limited liability company, whose street address is 31 Martin Lane, City or Town of Englewood, County of Arapahoe, State of Colorado, the following real property in the County of El Paso, State of Colorado, to-wit:

Lot 7, Shoppe in the Glen,  
County of El Paso,  
State of Colorado

with all it appurtenances and warrant(s) the title to the same, subject to the permitted exceptions shown on Exhibit "A" attached hereto and incorporated herein by this reference.

Signed this 17<sup>th</sup> day of July, 1998.

STANLEY M. SEARLE

STATE OF COLORADO )  
COUNTY OF Arapahoe ) ss.

This instrument was acknowledged before me this 17<sup>th</sup> day of July, 1998 by STANLEY M. SEARLE.

Witness my hand and official seal.

My commission expires:



Notary Public

**EXHIBIT "A"**  
**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 1998 and subsequent years, a lien not yet due and payable.
2. Any assessment or lien of The Donala Water and Sanitation District, as disclosed by the instrument recorded December 1, 1972 in Book 2543 at Page 358. Order for Inclusion recorded September 13, 1984 in Book 3917 at Page 514.
3. Covenants, conditions, restrictions, reservations and lien rights, which do not include a forfeiture or reverter clause, set forth in the Declaration, recorded January 14, 1987 in Book 5302 at Page 1068. Designation of new Declarant recorded June 1, 1992 in Book 5985 at page 771, and as amended by instrument recorded March 16, 1995 in Book 6618 at Page 584.
4. Terms, conditions, provisions, and obligations as contained in Subdivision Improvements Agreement recorded January 13, 1987 in Book 5301 at Page 1018.
5. An easement for gas mains and service lines and incidental purposes granted to The City of Colorado Springs by the instrument recorded April 9, 1987 in Book 5346 at Page 1161.
6. Easement for ingress, egress, utility and drainage purposes as shown on the recorded plat.
7. The following items set forth on the plat of Shoppe in the Glen, to-wit:
  - (A) Water service to be furnished by the Donala Water and Sanitation District.
  - (B) Sanitary sewer service to be furnished by the Donala Water and Sanitation District.
  - (C) The Department of Transportation must be notified prior to the establishment of any driveway.
  - (D) Parcel A shall be owned by "Gleneagle Associates, Ltd.", and/or assigns, and is reserved for drainage, public utilities, development identification signs and landscaping only. All landscaping and development identification signs placed in said Parcel A shall be subject to approval by El Paso County and shall be maintained by "Gleneagle Associates, Ltd.", and/or assigns including by way of example and not limitation the right to assign this parcel as to ownership and/or maintenance to lot owners within the subdivision per

protective covenants.

- (E) Parcel B is owned by the Donala Water and Sanitation District and contains District water facilities.
- (F) Platted with a 10 foot easement for utilities and drainage purposes.
- (G) Reciprocal ingress and egress is provided to all lots within this subdivision with the sole responsibility for maintenance of those access-ways and parking areas vested with individual property owners.
- (H) Sole responsibility for maintenance of all utility and drainage easement and drainage facilities is hereby vested with the individual property owners.
- (I) All structural foundations shall be located and designed by a Colorado registered professional engineer.
- (J) All property within this subdivision is subject to an avigation easement as recorded in Book 5301 at Page 1017 of the records of the El Paso County Clerk and Recorder.

8. Terms, agreements, provisions, conditions and obligations of Resolution No. 92-168, Land Use-26, recorded July 14, 1992 in Book 6008 at Page 975.

9. An easement for sewer lines and incidental purposes granted to Donala Water and Sanitation District by the instrument recorded January 4, 1994 in Book 6352 at Page 523.