

SPECIAL WARRANTY DEED

(Water Rights)

For Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, ALICE JOLENE OWENS ("Grantor") sells and conveys to MIRMOHAMMAD ADILI and MADONNA LEE SUAREZ, as joint tenants (collectively "Grantee"), whose address is 18430 Lost Ranger Road, Peyton, Colorado 80831, all of Grantor's right, title and interest in and to the following described water, water rights and related interests located in El Paso County, Colorado:

Any and all water rights, and rights to extract and use ground water appurtenant to, underlying, or associated with the approximate 35.7 acres of real property more particularly described on the attached **Exhibit A** and incorporated by this reference (the "Property"), specifically including:

Any and all Denver Basin ground water, water rights, and rights to extract groundwater, whether adjudicated, unadjudicated or inchoate, specifically including but not limited to, that portion of Denver Basin groundwater underlying the Property, as quantified and determined by the Colorado Ground Water Commission in Determination Nos. 1585-BD, 1586-BD, 1587-BD and 1588-BD (collectively, the "Determinations") which were recorded on July 9, 2008 at Reception Nos. 208078393, 208078394, 208078395 and 208078396, records of El Paso County, Colorado. Said pro-rata allocation for the Property specifically includes:

(a) 9.28 annual acre feet of not-nontributary groundwater from underlying Dawson aquifer as described in Determination No. 1588-BD, and the 3-annual acre feet exempted from determination therein for use in small capacity DWR Well Permit No. 260301, as associated with the Property;

(b) 18.21 annual acre feet of nontributary groundwater from the underlying Denver aquifer as described in Determination No. 1587-BD;

(c) 13.92 annual acre feet of nontributary groundwater from the underlying Arapahoe aquifer as described in Determination No. 1586-BD; and

(d) 11.78 annual acre feet of nontributary groundwater from the underlying Laramie-Fox Hills aquifer as described in Determination No. 1585-BD.

Such conveyance does not include any groundwater, whether nontributary or not nontributary, underlying any real property other than that described in **Exhibit A**. Grantor reserves all other groundwater rights quantified and determined under the Determinations.

Grantor warrants title against any and all claims arising by, through or under Grantor.

