

**When Recorded Return to:**

Elite Properties of America, Inc.

Attn: Nate Lenz

2138 Flying Horse Club Drive

Colorado Springs, CO 80921

**SPECIAL WARRANTY DEED**  
(Statutory Form C.R.S § 38-30-113)

**THIS SPECIAL WARRANTY DEED** is dated as of this 20<sup>th</sup> day of May, 2022, and is made by **ELITE PROPERTIES OF AMERICA, INC.**, a Colorado corporation ("**Grantor**"), to **PATRICIA'S TABLE, LLC** a Texas limited liability company, 908 N. John Redditt, Lufkin, TX 75904, of the County of Angelina and State of Texas ("**Grantee**").

**WITNESS**, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, successors and assigns forever, all the real property, together with any improvements thereon, located in the County of El Paso and State of Colorado more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**Land**").

**TOGETHER WITH** all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining to the Land, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, in and to the Land, expressly excluding all water and mineral rights appurtenant thereof (hereinafter, collectively, the "**Property**");

**TO HAVE AND TO HOLD** the said Property above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will warrant and defend title against all persons claiming by, through or under Grantor subject to the Statutory Exceptions provided for in Section C.R.S. §38-30-113, including without limitations the matters described on **Exhibit B** attached hereto and incorporated herein by reference.

[SIGNATURES ON FOLLOWING PAGE]

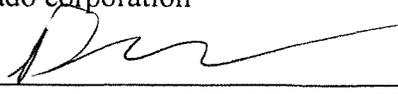


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IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed in its name and on its behalf under seal as of the day and year first above written.

**GRANTOR:**

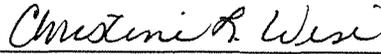
**Elite Properties of America, Inc.,**  
a Colorado corporation

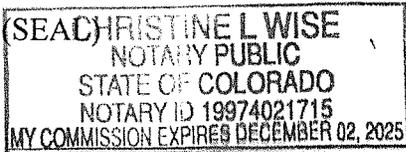
By:   
Douglas Stimple, CEO

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

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2022, by Douglas Stimple as CEO of Elite Properties of America, Inc.

Witness my hand and official seal.

  
Notary Public  
My commission expires: 12-02-2025



**Exhibit A  
To  
Special Warranty Deed**

**PROPERTY**

Lot 4, Monument Junction West Filing No. 1, El Paso County, CO

## Exhibit B

9. Reservations contained in Patent(s) recorded September 22, 1885 in Book 55 at Page 46 and November 12, 1896 in Book 232 at Page 569 as follows: Subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law.
10. Rights of way granted to the Mountain States Telephone and Telegraph Company for communications purposes in instruments recorded August 18, 1923 in Book 692 at Page 67 and Book 692 at Page 68.
11. Limitations on access to and from portions of the subject property directly abutting the highway designated as State Highway No. 1 (now known as Interstate No. 25), by reason of grant or relinquishment of said access rights by Deed to the State Highway Department of the State of Colorado recorded September 08, 1948 in Book 1185 at Page 474.
12. Rights of way and easements granted to the American Telephone and Telegraph Company for communications purposes in instruments recorded September 24, 1951 in Book 1312 at Page 246 and Book 1312 at Page 263.
13. Limitations on access to and from the land insured hereby, directly onto abutting highway designated as Interstate No. 25, by reason of grant or relinquishment of said access rights by Deed to the Department of Highways, State of Colorado recorded December 18, 1952 in Book 1367 at Page 356.
14. Terms, agreements, provisions, conditions, obligations and easements as contained and granted in Grant of Permanent Easement recorded November 12, 1969 in Book 2318 at Page 626.
15. The effect of inclusion of the subject property within the Tri-Lakes Fire Protection District as evidenced by Order and Decree Creating District recorded July 18, 1977 in Book 2941 at Page 577.
16. Terms, agreements, provisions, conditions and obligations as contained in El Paso County Resolutions No. 82-44, Land Use-25; No. 82-45, Land Use-26; and No. 82-46, Land Use-27 recorded March 16, 1982 in Book 3542 at Page 339.
17. Terms, agreements, provisions, conditions and obligations as contained in Ordinance No. 13-87 An Ordinance Amending the Zoning District Map of the Town of Monument, Colorado (Regency Park) recorded October 01, 1987 in Book 5428 at Page 1204 and February 12, 1988 at Book 5474 at Page 804.
18. Terms, agreements, provisions, conditions and obligations as contained in Annexation and Development Contract between the Town of Monument and Regency Group and Triview 77 Limited Partnership and Springs Land Investments 105 Limited Partnership and Springs Interstate 25 Partners (Annexation Agreement) recorded October 01, 1987 in Book 5428 at Page 1246. Resolution No. 3-87 (Regency Park Annexation No. 2) in conjunction with said Annexation recorded October 01, 1987 in Book 5428 at Page 1172. Annexation Ordinance No. 11-87 (Regency Park Annexation No. 2) in conjunction with said Contract recorded October 01, 1987 in Book 5428 at Page 1180. Regency Park Phase II annexation map in conjunction therewith recorded October 01, 1987 in Plat Book C-4 at Page 87. Certification in conjunction with said Ordinance and annexation map recorded October 01, 1987 in Book 5428 at Page 1368.
19. Terms, agreements, provisions, conditions and obligations as contained in Intergovernmental Agreement between the Town of Monument and the Triview Metropolitan District recorded October 01, 1987 in Book 5428 at Page 1327. Amendment to said Agreement recorded February 23, 1999 at Reception No. 99027819.

20. Terms, agreements, provisions, conditions and obligations as contained in First Amended Development Plan of Regency Park recorded August 26, 1997 at Reception No. 97100215, Second Amended Development and Rezoning Plan of Regency Park recorded August 27, 1998 at Reception No. 98122863, Third Amended Development and Rezoning Plan of Regency Park recorded March 17, 2006 at Reception No. 206039572, Fifth Amended Development and Rezoning Plan recorded April 17, 2014 at Reception No. 214031892 and Sixth Amended Development and Rezoning Plan recorded August 14, 2015 at Reception No. 215088249.
21. Terms, agreements, provisions, conditions, obligations and easements as contained and granted in Grant of Right-of-Way recorded May 09, 2002 at Reception No. 202076662.
22. Limitations on access to and from the land insured hereby, directly onto abutting highway designated as Interstate No. 25, by reason of grant or relinquishment of said access rights by Warranty Deed to the Department of Transportation, State of Colorado recorded December 04, 2003 at Reception No. 203281425.
23. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 17-2014 A Resolution Approving an Intergovernmental Agreement by and between Triview Metropolitan District and the Town of Monument for Water Use and Storage recorded April 24, 2014 at Reception No. 214033681.
24. Terms, agreements, provisions, conditions and obligations as contained in Resolution No. 18-2014 A Resolution Approving a Water Agreement by and between Triview Metropolitan District; Jackson Creek Land Company, LLC; Centre Development Company, LLC; Vision Development Company, Inc. and the Town of Monument Regarding the Town's Senior Beaver Creek Water Rights and the Storage of the Same in Monument Lake for the Post-Pumping Depletion Replacement Obligation recorded April 30, 2014 at Reception No. 214036043.
25. Terms, agreements, provisions, conditions and obligations as contained in Ordinance No. 30-2021 recorded August 27, 2021 at Reception No. 221162393 at Pages 3 and 4 and Special Warranty Deed purporting to convey water rights at Page 7.
26. The effect of inclusion of the subject property within the Monument Junction Metropolitan District No. 1 as disclosed by Findings, Order and Decree to Create District recorded November 09, 2021 at Reception No. 221208123 and Order for Inclusion of Property recorded December 02, 2021 at Reception No. 221220559. Special District Public Disclosure and Map of Boundaries Pursuant to Section 32-1-104.8, C.R.S. recorded November 15, 2021 at Reception No. 221210911. Notice of Special District Authorization or Issuance of General Obligation Indebtedness recorded December 20, 2021 at Reception No. 221229816. Special District Public Disclosure and Map of Boundaries recorded March 30, 2022 at Reception No. 222044321.
27. Terms, agreements, provisions, conditions and obligations as contained in Declaration of Covenants Imposing and Implementing The Monument Junction Public Improvement Fee recorded November 30, 2021 at Reception No. 221219043.
28. Avigation easement granted to the United States Air Force Academy in instrument recorded December 02, 2021 at Reception No. 221224941 and recorded May 05, 2022 at Reception No. 222063534.
29. Terms, agreements, provisions, conditions and obligations as contained in Improvements Agreement for Public/Private Development Project Monument Junction West Fil No. 1 Grading & Erosion Control recorded February 03, 2022 at Reception No. 222016342.
30. Any and all Notes, Easements, Rights of Way, Restrictions, Limitations and other matters as set forth on the Plat of Monument Junction West Filing no. 1, recorded May 19, 2022 at Reception No. 222714952.