



State Documentary Fee
Date:
\$0.00
No Doc Fee Required

Quit Claim Deed

(Pursuant to 38-30-116 C.R.S.)

THIS DEED, made on March 13, 2014 by TWINFLOWER POINT, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantor(s), of the County of EL PASO and State of COLORADO for the consideration of *** Ten Dollars and Other Good and Valuable Consideration *** dollars in hand paid, hereby sells and quitclaims to AFT RANCH, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is 3655 CAMEL GROVE, COLORADO SPRINGS, CO 80904 County of EL PASO, State of COLORADO, the following real property in the County of EL PASO, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as 11550 HOWELLS ROAD COLORADO SPRINGS CO 80908

with all its appurtenances.



NANCY K. SHEA, AS MANAGER

State of COLORADO)

County of EL PASO)

)
ss
)

The foregoing instrument was acknowledged before me this day of March 13, 2014 by NANCY K. SHEA, AS MANAGER OF TWINFLOWER POINT, LLC, A COLORADO LIMITED LIABILITY COMPANY



Notary Public
My commission expires 7/19/2015

When recorded return to:

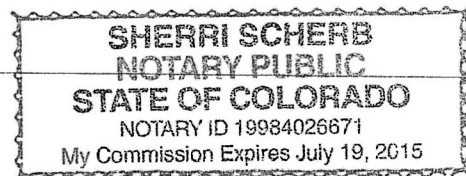


EXHIBIT A

PARCEL A:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 15, A DISTANCE OF 811.33 FEET; THENCE ANGLE LEFT 84 DEGREES 00 MINUTES 00 SECONDS WESTERLY 183.30 FEET; THENCE ANGLE LEFT 30 DEGREES 00 MINUTES 00 SECONDS WESTERLY 173.50 FEET; THENCE ANGLE RIGHT 24 DEGREES 00 MINUTES 00 SECONDS WESTERLY 298.51 FEET; THENCE ANGLE RIGHT 27 DEGREES 00 MINUTES WESTERLY 183.38 FEET; THENCE ANGLE RIGHT 70 DEGREES 30 MINUTES NORTHERLY 167.03 FEET; THENCE ANGLE LEFT 66 DEGREES 00 MINUTES NORTHWESTERLY 180.09 FEET; THENCE ANGLE LEFT 59 DEGREES 00 MINUTES SOUTHWESTERLY 150.05 FEET; THENCE ANGLE RIGHT 35 DEGREES 30 MINUTES NORTHWESTERLY 409.58 FEET; THENCE ANGLE LEFT 90 DEGREES 00 MINUTES SOUTHERLY 151.47 FEET; THENCE ANGLE LEFT 5 DEGREES 00 MINUTES SOUTHERLY 310.36 FEET; THENCE ANGLE RIGHT 58 DEGREES 30 MINUTES SOUTHWESTERLY 527.81 FEET; THENCE ANGLE LEFT 38 DEGREES 00 MINUTES SOUTHWESTERLY 434.55 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15; THENCE EASTERLY ON THE SOUTH LINE OF SAID SECTION 15 A DISTANCE OF 2192.65 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 15, RUN THENCE NORTHERLY ALONG THE EAST LINE OF SAID SECTION 15 A DISTANCE OF 811.33 FEET; THENCE ANGLE LEFT 84 DEGREES 00 MINUTES 00 SECONDS WESTERLY 183.30 FEET; THENCE ANGLE LEFT 30 DEGREES 00 MINUTES 00 SECONDS WESTERLY 173.50 FEET; THENCE ANGLE RIGHT 24 DEGREES 00 MINUTES 00 SECONDS WESTERLY 298.51 FEET; THENCE ANGLE RIGHT 27 DEGREES 00 MINUTES WESTERLY 183.38 FEET; THENCE ANGLE RIGHT 70 DEGREES 30 MINUTES NORTHERLY 167.03 FEET; THENCE ANGLE LEFT 66 DEGREES 00 MINUTES NORTHWESTERLY 180.09 FEET; THENCE ANGLE LEFT 59 DEGREES 00 MINUTES SOUTHWESTERLY 150.05 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE ANGLE RIGHT 35 DEGREES 30 MINUTES WESTERLY 409.58 FEET; THENCE ANGLE RIGHT 90 DEGREES NORTHERLY, 55.0 FEET; THENCE ANGLE RIGHT 97 DEGREES 43 MINUTES 02 SECONDS SOUTHEASTERLY, 413.25 FEET TO THE POINT OF BEGINNING.



214049357

DISTRICT COURT, WATER DIVISION 2 Pueblo County Judicial Building 320 W. 10 th Street Pueblo, Colorado 81003		DATE FILED: May 28, 2014 1:00 PM
Concerning the Application for Water Rights of: AFT RANCH, LLC In the Arkansas River and its tributaries In El Paso County		▲ COURT USE ONLY ▲ Cons. Case Nos.: 2013CW2 (Div. 2) and 2013CW3 (Div. 1)
FINDINGS OF FACT, CONCLUSIONS OF LAW, JUDGMENT AND DECREE		

FINDINGS OF FACT

I. Jurisdictional Facts.

1. The original application in this case was filed by Twinflower Point, LLC, Nancy K. Shea, Mgr., 9950 Highland Glen Place, Colorado Springs, CO 80920, phone 719.633.7999. On April 11, 2014, Twinflower Point, LLC moved that AFT Ranch, LLC be substituted for it as the applicant in this case, which motion was granted. The applicant at the time of entry of this decree is AFT Ranch, LLC, Nancy K. Shea, Manager, 3655 Camel Grove, Colorado Springs, CO 80904, phone number 719.633.7999.

2. The application was filed in Water Divisions 1 and 2 on January 11, 2013. The application was published in the resumes for Water Divisions 1 and 2 and in a newspaper of general circulation in El Paso County, as required by law. The publication costs have been paid.