

Correction Warranty Deed

THIS DEED, made this ____ day of _____, 2026 between AFT Ranch, LLC, a Colorado limited liability company ("Grantor"), and Duncan J. McNabb and Linda W. McNabb, as Joint Tenants, whose legal address is 11550 Howells Road, Colorado Springs, Colorado 80908 in the County of El Paso, State of Colorado (collectively "Grantee").

This correction deed is made to correct a potential error in the chain of title reflected in the previous Warranty Deed dated December 30, 2015, by and between C.R. Shea Homes, Inc., a Colorado corporation, and Grantee, as recorded at El Paso County Clerk and Recorder Reception No. 215140257, and to account for and address certain restrictive covenants affecting the subject property enacted subsequent to the above referenced previous Warranty Deed, but prior to this Correction Deed.

WITNESS, that the Grantor, by and for and in consideration of the sum of TEN DOLLARS & 00/100 (\$10.00), AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does bargain, sell, convey and confirm unto the Grantee, its successors, heirs, and assigns forever, in joint tenancy, all the right, title, interest, claim and demand which the Grantor has in the real property, together with improvements, if any, situate, lying and being in the County of El Paso, and State of Colorado, described as follows:

LOT 2 AFT RANCH SUBDIVISION FILING NO. 1, COUNTY OF EL PASO, STATE OF COLORADO.

Also known by street and number as: 11550 Howells Road, Colorado Springs, CO 80908, being El Paso County Assessor Parcel No. 6215401004.

Along with, a portion of the underlying Denver Basin groundwater rights, as decreed by the Division 2 Water Court in Case No. 13CW2, including rights under the Plan for Augmentation subject to said decree, as more particularly described on the attached **Exhibit A**.

The above described properties, both land and water, are further subject to and bound by those restrictive covenants governing the AFT Ranch Filing No. 1 and AFT Ranch Filing No. 2 as executed by the owners thereof and dated _____, 2026, and as recorded in the records of the Clerk and Recorder for El Paso County, Colorado at Reception No. _____.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywhere appertaining and the reversion and reversions, remainder and

remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, demand, whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, if any, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, their heirs, successors, and assigns forever. And the Grantor, for itself, its heirs, and personal representatives, does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that as of the time of this deed, it is well seized of the premises above conveyed, had good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple and has good right, full power, and lawful authority to grant, bargain, sell, and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, and easements, restrictions, covenants, and rights of way of record, if any.

The Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its heirs and assigns, against all and every person or persons lawfully claiming the whole of any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

AFT Ranches, LLC, a Colorado limited liability company

By: Nancy K. Shea, Manager

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

This instrument was acknowledged before me on _____, 2026, by Nancy K. Shea, as the Manager of AFT Ranch, LLC, a Colorado limited liability company.

Notary Public

My Commission Expires: _____

(Seal)

EXHIBIT A
(Water Rights)

All right, title and interest in and to the water and water rights, ground water and ground water rights, associated with, appurtenant to or underlying that certain real property, located in the County of El Paso, State of Colorado, more particularly described as:

A parcel known as Lot 2 of the AFT Ranch Filing No. 1 located in the S½ of the SE¼ of Section 15, Township 12 South, Range 66 West of the 6th P.M., El Paso County, Colorado, containing approximately 5.052 acres, El Paso County Assessor Schedule No. 6215401004.

Said water and water rights specifically include an allocation of 0.104 annual acre feet in the not-nontributary Dawson aquifer (as calculated on a 100-year aquifer life), 3.539 acre feet in the not-nontributary Denver aquifer, 2.386 acre feet in the not-nontributary Araphoe aquifer, and 1.481 acre feet in the nontributary Laramie-Fox Hills aquifer. The Denver aquifer and Laramie-Fox Hills aquifers are to be utilized subject to and consistent with the terms and conditions contained in the Plan for Augmentation likewise decreed in Case No. 13CW2, including as described below. Such water rights specifically include all rights and entitlements to Colorado Division of Water Resources Well Permit No. 79187-F.

The Decree in Case No. 13CW2 limits the pumping of each well constructed to the Denver aquifer based upon the total number of wells utilized within the AFT Ranch subdivision. As of the time of this deed, each well within the AFT Ranch subdivision is allowed, by decree, to pump a maximum of 1.001 acre feet annually, based upon the anticipated use of four (4) Denver aquifer wells on three lots (Lots 1A, 1B and 2). Should the owner of the right to the last remaining Denver aquifer well authorized by the 13CW2 Plan for Augmentation seek to construct such well, the maximum amount of water which may be pumped from each Denver aquifer well will be reduced to 0.801 annual acre feet, and Grantee shall be required to repermit the Denver aquifer well currently supplying Lot 2 accordingly at such time.

The Denver aquifer groundwater rights herein conveyed are intended to provide a 300-year water supply, and the return flows therefrom during pumping provide replacement water for augmentation of depletions over the course of 300-years of pumping, consistent with the Plan for Augmentation decreed in Case No. 13CW2. Likewise, the Laramie-Fox Hills groundwater rights conveyed herein are dedicated to and shall be utilized only for replacement of post-pumping depletions anticipated to occur following completion of pumping from each of the lots in the AFT Ranch subdivision. The Denver and Laramie-Fox Hills groundwater rights conveyed herein, and the return flows therefrom, shall be appurtenant to Lot 2, shall not be separated from the transfer of title to Lot 2, and shall not be separately conveyed, sold, traded, bartered, assigned, or encumbered in whole or in part for any other purpose. Such conveyance shall be by deed, but there shall be no warranty as to the quantity or quality of water conveyed, only as to the title.