



Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee
Date: December 30, 2015
\$ 134.11

THIS DEED, made on December 30, 2015 by C.R. SHEA HOMES, INC., A COLORADO CORPORATION Grantor(s), of the County of EL PASO and State of COLORADO for the consideration of (\$1,341,118.00) *** One Million Three Hundred Forty One Thousand One Hundred Eighteen and 00/100 *** dollars in hand paid, hereby sells and conveys to DUNCAN J. MCNABB AND LINDA W. MCNABB Grantee(s), as Joint Tenants, whose street address is 11550 HOWELLS RD COLORADO SPRINGS, CO 80908, County of EL PASO, and State of COLORADO, the following real property in the County of El Paso, and State of Colorado, to wit:

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

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

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2015 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE

C.R. SHEA HOMES, INC., A COLORADO CORPORATION

CRM

CHARLES R. SHEA, PRESIDENT

State of COLORADO

)

) ss.

County of EL PASO

)

The foregoing instrument was acknowledged before me on this day of December 30, 2015
by CHARLES R. SHEA, PRESIDENT OF C.R. SHEA HOMES, INC., A COLORADO CORPORATION

Notary Public

My commission expires

Mary Kay Van Dorpe
8/26/2017

MARY KAY VAN DORPE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974014538

MY COMMISSION EXPIRES 08/26/2017

When Recorded Return to: DUNCAN J. MCNABB AND LINDA W. MCNABB
11550 HOWELLS RD COLORADO SPRINGS, CO 80908

ADDENDUM TO CONTRACT/PURCHASE AGREEMENT DATED 12/18/14

The following Preservation Areas and well water usage for the AFT Ranch Subdivision shall survive the closing date (11/4/15).

The Preservation Area for each lot is identified by lineal footage, direction and acreage. The Preservation Area is intended to protect the land owners privacy and views. The Preservation Area is to remain as pasture or open space and is not to be used for any type of structure or storage of anything including farm implements, vehicles, RV's, horse/stock trailers or any other kind of trailers. The Preservation Area may be used for agricultural purposes including pasture for farm animals, crops, and vegetation such as trees native to the area.

The Preservation Areas is defined as following:

Lot 1 AFT Ranch Subdivision Filing No. 1, aka: 11520 Howells Rd. shall have a Preservation Area 140 ft. west of the approximate 352 ft. north/south western boundary of Lot 2 continuing approximately 415 ft. south to the east/west boundary of Lot 1 AFT Ranch Subdivision Filing No. 1. This Preservation Area is approximately 113,500 sq. ft. which equals approximately 2.6 acres.

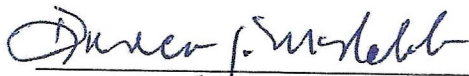
Lot 2 AFT Ranch Subdivision Filing No. 1, aka: 11550 Howells Rd. shall have a Preservation Area in the southwest corner of the lot. From the southwest corner going north for 230 ft., continuing east 230 ft., continuing south 230 ft. and continuing west 230 ft. to the point of origin. This Preservation Area is approximately 52,900 sq. ft. which equals approximately 1.2 acres.

Lot 3 AFT Ranch Subdivision Filing No. 2 (proposed), aka: 11510 Howells Rd. is currently part of Lot 1. The location of Lot 3 is the 5 acre pasture in the southeast corner of the AFT Ranch Subdivision. The Preservation Area for Lot 3 is located in the westerly portion, starting in the southwest corner going north approximately 375 ft., continuing east 230 ft., continuing south 375 ft. and continuing west 230 ft. to the point of origin. This Preservation Area is approximately 86,250 sq. ft. which equals approximately 1.98 acres.

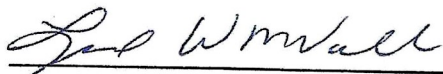
Augmentation Plan and Decree for AFT Ranch, LLC.

All current and future lots for the AFT Ranch Subdivision shall comply with the approved Augmentation Plan and Decree dated May 28, 2014 and recorded June 19th, 2014 in El Paso County, Colorado Reception No. 214049357.

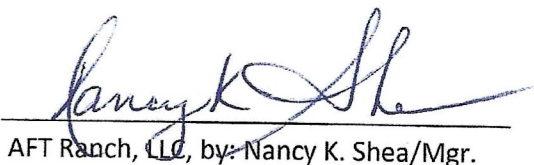
Agreed to and APPROVED November 4, 2015:



Owner of Lot 2/Duncan J. McNabb



Owner of Lot 2/Linda W. McNabb



AFT Ranch, LLC, by: Nancy K. Shea/Mgr.

Chuck Broerman

04/05/2016 02:36:16 PM

Doc \$0.00

Rec \$21.00

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Pages

El Paso County, CO



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