

QUITCLAIM DEED
(Water Rights)

THIS DEED is made this ____ day of ____, 20__ between the Charles R. and Nancy K. Shea Living Trust (Charles Shea and Nancy Shea, Trustees) and AFT Ranch, LLC, a Colorado limited liability company (collectively "Grantor") and _____, whose address is _____, ("Grantee").

WITNESS, that the Grantor, in consideration of funds paid in hand and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, quitclaimed, sold, and conveyed, and by these presents does grant, bargain, quitclaim, sell, convey and confirm, unto the Grantee, its heirs and assigns forever, 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 1B of the AFT Ranch Filing No. 2 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 5.05 acres, El Paso County Assessor Schedule No. _____.

Said water and water rights specifically include an allocation of 0.103 annual acre feet in the not-nontributary Dawson aquifer (as calculated on a 100-year aquifer life), 3.538 acre feet in the not-nontributary Denver aquifer, 2.385 acre feet in the not-nontributary Araphoe aquifer, and 1.480 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 any and all wells which may be permitted on the Lot 1B, if any.

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 both Denver aquifer wells currently supplying Lot 1B 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 1B, shall not be separated from the transfer of title to Lot 1B, 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.

TOGETHER WITH all easements and rights-of-way appurtenant thereto, all and singular the hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Water Rights.

TO HAVE AND TO HOLD the said water rights above bargained and described with the appurtenances, unto the Grantee, its heirs and assigns forever.

GRANTOR: Charles R. and Nancy K.
Shea Living Trust

By: _____
Charles R. Shea, Trustee

By: _____
Nancy K. Shea, Trustee

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

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by Charles R. Shea and Nancy K. Shea, each as Trustees of the Charles R. and Nancy K. Shea Living Trust.

(SEAL)

Notary Public

My commission expires: _____

GRANTOR: AFT Ranch, LLC, a Colorado
limited liability company

By: _____
Nancy K. Shea, Manager

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

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by Nancy K. Shea, as Manager of the AFT Ranch, LLC, a Colorado limited liability company.

(SEAL)

Notary Public

My commission expires: _____