

SPECIAL WARRANTY DEED

GORILLA CAPITAL CO SADDLEHORN RANCH, LLC, a Colorado limited liability Company ("Grantor"), for valid and sufficient consideration to it in hand paid by Grantee, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm to SADDLEHORN RANCH METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado ("Grantee"), its successors and assigns forever, all right, title, and interest in and to the following specifically described water rights and wells:

- 1) Water Rights: All of the following water and water rights, title to which was quieted pursuant to the Order and Findings of Fact, Conclusions of Law, Order Quieting Title, Judgment and Decree entered in Case No. 2018CV30037 by the District Court in and for El Paso County, Colorado on July 2, 2018, which document was recorded in the real property records of El Paso County, Colorado on August 9, 2018 at Reception No. 218092294, to wit:
 - a) 21,047 acre-feet of water in the Laramie-Fox Hills Aquifer (210.47 acre-feet per year over 100 years) from the total of 234,742 acre-feet from the Colorado Ground Water Commission's Findings and Order for Determination of Water Rights No. 457-BD dated March 3, 2004 and recorded in the real property records of El Paso County, Colorado at Reception No. 204053003;
 - b) 24,383 acre-feet of water in the Arapahoe Aquifer (243.83 acre-feet per year over 100 years) from the total of 271,953 acre-feet from the Colorado Ground Water Commission's Findings and Order for Determination of Water Rights No. 458-BD dated March 3, 2004 and recorded in the real property records of El Paso County, Colorado at Reception No. 204053004; and
 - c) 21,203 acre-feet of water in the Denver Aquifer (212.03 acre-feet per year over 100 years) from the total of 236,481 acre-feet from the Colorado Ground Water Commission's Findings and Order for Determination of Water Rights No. 459-BD dated March 3, 2004 and recorded in the real property records of El Paso County, Colorado at Reception No. 204053005; provided, however, that the 21,203 acre-feet of Denver water includes both Denver Aquifer Area A and Denver Aquifer Area B water as defined by the 459-BD Determination, and such 21,203 acre-feet shall be allocated between Denver Aquifer Area A and Denver Aquifer Area B based on the proportional amount of Denver Aquifer Area A and Denver Aquifer Area B underlying the property described on **Exhibit A** attached hereto; and further provided that, if the Colorado Ground Water Commission amends the 459-BD Determination to correct an error in the original calculation of the water available in Denver Aquifer Area B, by issuing an amended Determination reflecting the correct saturated thickness of 230 feet for Area B resulting in a total of amount of water in the Denver Area B of 161,026 acre-feet, then the amount of water conveyed hereby from the Denver Aquifer shall be commensurately increased not to exceed 23,086 acre feet.
- 2) Wells: All wells located on the property described on **Exhibit A** attached hereto, along with any and all wells permits, well casing, pumps, meters, and any other equipment associated

Exhibit A.

Property. The Property is the following legally described real estate in the County of *El Paso*, Colorado:
A total of 7 parcels with the following legal descriptions.

1. TR IN NW4NW4 SEC 10-13-64 DESC AS FOLS: COM AT NW COR OF SD SEC 10, TH S 00<43'38" W 920.06 FT FOR POB, TH S 89<48'49" E 405.0 FT, S 00<43'38" W 400.0 FT, N 89<48'49" W 405.0 FT, N 00<43'38" E 400.0 FT TO POB

2. TR IN SECS 3 & 10-13-64 DESC AS FOLS: COM AT SW COR OF SD SEC 3, TH N 00<05'14" E ALG W LN OF SD SEC 3327.11 FT, TH S 89<49'04" E 1100.0 FT M/L FOR POB, TH CONT S 89<49'04" E 4150.0 FT M/L TO A PT ON THE E SEC LN OF SD SEC 3, TH S 00<04'45" E 327.11 FT, S 00<57'38" W 1320.52 FT TO THE SE COR OF N2N2 QFSD SEC 10, TH N 89<48'49" W 4150.0 FT M/L, TH RUN NLY 1650.0 FT M/L TO POB

3. TR IN SEC 3 & 10-13-64 DESC AS FOLS: BEG AT SW COR OF SD SEC 3, TH N 00<05'14" E 327.11 FT, S 89<49'04" E 1100.0 FT M/L, TH RUN SLY 1650.0 FT M/L, N 89<45'49" W 776.0 FT, N 00<43'38" W 400.0 FT, N 89<48'49" W 405.0 FT TO A PT ON THE W LN OF SD SEC 10, TH RUN NLY 900.0 FT M/L TO POB

4. TR IN S2 SEC 3-13-64 DESC AS FOLS: BEG AT SE4SE4 SD SEC3, TH RUN SLY 700.0 FT M/L, TH RUN WLY 4125.0 FT M/L, TH RUN NLY 700.0 FT M/L, TH RUN ELY 41025.0 FT M/L TO POB

5. TR IN SW4 SEC 3-13-64 DESC AS FOLS: COM AT SW COR OF SD SEC 3, TH RUN NLY 1974.75 FT FOR POB, TH CONT NLY 700.0 FT M/L, TH RUN ELY 1125.0 FT M/L, TH SLY 700.0 FT M/L, TH RUN WLY 1125.0 FT M/L TO POB

6. TR IN NE4 & NW4 SEC 3-13-64 DESC AS FOLS: COM AT NW COR SD SEC 3, TH S 89<21'33" E 2707.84 FT FOR POB, TH S 00<01'32" E 785.81 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 1000.0 FT A C/A OF 21<21'12" WHICH CHORD BEARS S 10<39'04" W 372.69 FT, TH S 21<19'40" W 94.67 FT, S 68<55'11" E 696.89 FT, S 21<10'25" W 436.01 FT, N 68<43'31" W 698.05 FT, S 21<19'40" W 416.38 FT, TH ALG ARC OF CUR TO THE L HAVING A RADO OF 1000.0 FT A C/A OF 21<14'26" WHICH CHORD BEARS S 10<42'27" W 370.72 FT, TH S 00<05'14" W 107.24 FT, S 48<29'18" E 212.12 FT, N 89<54'48" W 1230.24 FT, S 00<00'00" E 200.0 FT M/L, TH RUN ELY 4125.0 FT M/L TO THE SE COR SD NE4 SD SEC 3, TH RUN NLY ALG E SEC LN 2700.0 FT M/L TO NE COR SD NE4, TH RUN WLY ALG NLY LN SD SEC 3 2550.0 FT M/L TO POB, EX THAT PT TO COUNTY FOR R/W BY REC 215008985 & 215008986

7. TR IN NW4 * NE4 SEC 3-13-64 DESC AS FOLS: BEG AT NW COR SD SEC 3, TH S 89<21'33" E 2707.84 FT, S 00<01'32" E 785.81 FT, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 1000.0 FT A C/A OF 21<21'12" WHICH CHORD BEARS S 10<39'04" W 372.69 FT, S 21<19'40" W 94.67 FT, S 68<55'11" E 696.89 FT, S 21<10'25" W 436.01 FT, N 68<43'31" W 698.05 FT, S 21<19'40" W 416.38 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 1000.0 FT A C/A OF 21<14'26" WHICH CHORD BEARS S 10<42'27" W 370.72 FT, S 00<05'14" W 107.24 FT, S 48<29'18" E 212.12 FT, N 89<54'48" W 1230.24 FT, S 00<00'00" E 200.0 FT M/L, TH RUN WLY 1150.0 FT ML TO A PT ON THE W LN SD SEC 3, TH N 00<05'14" E ALG SD W LN 2850.0 FT M/L TO POB, EX THAT PT TO COUNTY FOR R/W BY REC 215008985