

SPECIAL WARRANTY DEED
(Water Rights)

THIS SPECIAL WARRANTY DEED, made this _____ day of _____, 2023, between **MACOR, LLC**, a Colorado limited liability company, and **HIGHLINE C.M., INC**, A Colorado Corporation, hereinafter referred to as "Grantors" and **THE TOWN OF CASTLE ROCK**, a home rule municipal corporation of the State of Colorado, acting by and through the **CASTLE ROCK WATER ENTERPRISE**, hereinafter referred to as "Grantee."

WITNESSETH, that Grantor, for and in consideration of good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm unto the Grantee, and Grantee's heirs, successors, and assigns forever, all water and water rights situate, lying and being in the County of Douglas, State of Colorado, described as follows:

See ***Exhibit 1***, attached hereto and incorporated herein by this reference.

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all of the estate, right, title, interest, claim, and demand whatsoever, of Grantor, either in law or equity, of, in, and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's heirs, successors, and assigns forever. Grantor, for Grantor and Grantor's heirs, successors, and assigns, does covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained water and water rights in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors, and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to Statutory Exceptions.

(Signature pages to follow)

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

GRANTORS:

MACOR, LLC a Colorado limited liability
company

By: _____
_____, _____

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, as _____, for MACOR, LLC.

Witness my hand and official seal.

My commission expires: _____

Notary Public

HIGHLINE C.M., INC a Colorado Corporation

By: _____
_____, _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, as _____, for Highline C.M., Inc.

Witness my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT 1

Description of Water Rights
(see attached)