

EXHIBIT 3
FORM OF SPECIAL WARRANTY DEED
Groundwater Rights

(see attached)

SPECIAL WARRANTY DEED
(Water Rights)

THIS SPECIAL WARRANTY DEED, is made this ____ day of _____, 2023, between **ALEXANDER INVESTORS, LLC**, a Colorado limited liability company (hereinafter referred to as “Grantor”), and the **TOWN OF CASTLE ROCK**, a home rule municipality of the County of Douglas, State of Colorado, whose address is 100 North Wilcox Street, Castle Rock, Colorado 80104, (hereinafter referred to as “Grantee”).

WITNESSETH, that Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, by these presents does grant, bargain, sell, convey, and confirm unto 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 water and water rights, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said water and water rights 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.

GRANTOR:

ALEXANDER INVESTORS, LLC,

By: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

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

Witness my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT 1
DESCRIPTION OF WATER AND WATER RIGHTS CONVEYED
(see attached)

SPECIMEN ONLY