

EXHIBIT G

BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED is made this _____ day of _____, 2020 by **ARAPAHOE COUNTY WATER AND WASTEWATER AUTHORITY**, a Colorado Water Authority ("Grantor") for the benefit of **TOWN OF CASTLE ROCK, COLORADO**, a Colorado home rule municipality, **BY AND THROUGH ITS WATER ACTIVITY ENTERPRISE** ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys unto the Grantee, its successors and assigns forever, all of Grantor's right, title interest, claim and demand which Grantor has or may have in and to the following real property and water rights located in Douglas County, Colorado.

All Seller's interest in and to real property, real property interests and water rights owned or controlled by Cherry Creek Project Water Authority, pursuant to the *First Amended and Restated Water Project Agreement and Formation of the Cherry Creek Project Water Authority* dated August 20, 2008, including but not limited to, the real property described in **EXHIBIT G-1**.

and all hereditaments and appurtenances thereto, if any,

IN WITNESS WHEREOF, Grantor has executed this Bargain and Sale Deed, without warranty except as to after-acquired title, to be effective on the date set forth above.

**ARAPAHOE COUNTY WATER AND
WASTEWATER AUTHORITY**

By: _____
Kenneth Beard, President

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged by me this __ day of _____, 2020, by Kenneth Beard, the president of Arapahoe County Water and Wastewater Authority.

Witness my hand and official seal.
My commission expires _____.

Notary Public

EXHIBIT G-1
REAL PROPERTY AND WATER RIGHTS
THIS WILL NEED TO BE SUPPLEMENTED DURING DUE DILIGENCE

1. Nontributary and Not Nontributary Groundwater Rights

1.1. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Newton Parcel described in **EXHIBIT G-1-A**, decreed in Case No. 93CW93, District Court, Water Division No. 1

1.2. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Burgoyne Parcel described in **EXHIBIT G-1-B**, decreed in Case No. 93CW93, District Court, Water Division No. 1

1.3. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Stevens Parcel described in **EXHIBIT G-1-C**, decreed in Case No. 93CW93, District Court, Water Division No. 1

1.4. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Shafroth Parcel described in **EXHIBIT G-1-D**, decreed in Case Nos. 89CW46 and 93CW93, District Court, Water Division No. 1

1.5. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Parker Parcel described in **EXHIBIT G-1-E**, decreed in Case Nos. 84CW128 and 84CW129, District Court, Water Division No. 1

1.6. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Vessel Parcel described in **EXHIBIT G-1-F**, decreed in Case Nos. 84CW128 and 84CW129, District Court, Water Division No. 1

1.7. All nontributary and not nontributary groundwater underlying the Franktown Parcel described in **EXHIBIT G-1-G**, decreed in Case Nos. 84CW129 and 86CW205, District Court, Water Division No. 1

1.8. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Walker Parcel described in **EXHIBIT G-1-H**, decreed in Case Nos. 88CW96, District Court, Water Division No. 1

1.9. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Castlewood Parcel described in

EXHIBIT G-1-I, decreed in Case Nos. 93CW93 and 94CW65, District Court, Water Division No. 1

1.10. All nontributary and not nontributary groundwater in the Lower Dawson, Denver, Arapahoe and Laramie Fox-Hills aquifers underlying the Grange Parcel described in **EXHIBIT G-1-J**, decreed in Case No. 85CW168, District Court, Water Division No. 1

2. **Tributary Water Rights**

2.1. 1.31 c.f.s. decreed to the John Jones Ditch, with an appropriation date of May 31, 1866, decreed in District Court, Douglas County on December 10, 1883 and changed in Case Nos. 08CW186 and 10CW318, District Court, Water Division No. 1

2.2. 1.41 c.f.s. decreed to the Lemen Ditch, with an appropriation date of June 1, 1866, decreed in District Court, Douglas County on December 10, 1883 and changed in Case Nos. W-517, 07CW66 and 10CW318, District Court, Water Division No. 1

2.3. 4.5 c.f.s. decreed to the Barnes Ditch, with an appropriation date of March 1, 1885, decreed in District Court, Douglas County on March 31, 1890 and changed in Case Nos. W-516, 07CW66 and 10CW318, District Court, Water Division No. 1

2.4. 3.44 c.f.s. decreed to Franktown Well No. 2, with an appropriation date of November 5, 1907, decreed in Case No. W-1776 and changed in Case Nos. 84CW680, 95CW280 and 10CW318, District Court, Water Division No. 1

2.5. 3.01 c.f.s. decreed to Franktown Well No. 1, with an appropriation date of September 4, 1950, decreed in Case No. W-1776 and changed in Case Nos. 84CW680, 95CW280 and 10CW318, District Court, Water Division No. 1

2.6. 2.33 c.f.s. decreed to Vessel Well No. 1, with an appropriation date of March 16, 1956, decreed in Case No. W-1776 and changed in Case Nos. 84CW680, 95CW280 and 10CW318, District Court, Water Division No. 1

2.7. 1.73 c.f.s. decreed to Kelty Well No. 1, with an appropriation date of September 6, 1950, decreed in CA3636, District Court, Douglas County and changed in Case Nos. 95CW280 and 10CW318, District Court, Water Division No. 1

2.8. 3.98 c.f.s. decreed to Christiansen Well No. 3, with an appropriation date of November 15, 1952, decreed in CA3635, District Court, Douglas County and changed in Case No. 07CW66 and 10CW318, District Court, Water Division No. 1

2.9. 0.89 c.f.s. decreed to Christiansen Well No. 4, with an appropriation date of October 23, 1963, decreed in CA3635, District Court, Douglas County and changed in Case No. 07CW66 and 10CW318, District Court, Water Division No. 1

2.10. 2.68 c.f.s. decreed to Hewins Well No. 2, with an appropriation date of March 21, 1956, decreed in CA3635, District Court, Douglas County and changed in Case No. 95CW280 and 10CW318, District Court, Water Division No. 1

2.11. 1.33 c.f.s. decreed to Walker Well No. 1, with an appropriation date of October 10, 1952, decreed in Case No. W-1869 and changed in Case Nos. 88CW97, 95CW280 and 10CW318, District Court, Water Division No. 1

2.12. 1.11 c.f.s. decreed to Walker Sump No. 1, with an appropriation date of June 20, 1954, decreed in Case No. W-1869 and changed in Case Nos. 88CW97, 95CW280 and 10CW318, District Court, Water Division No. 1

2.13. 3.34 c.f.s., conditional, decreed to Franktown QAL-3, with an appropriation date of April 19, 1984, decreed in Case No. 84CW680 and changed in Case Nos. 95CW280 and 10CW318, District Court, Water Division No. 1

2.14. 3.34 c.f.s., conditional, decreed to Vessel QAL-3, with an appropriation date of April 19, 1984, decreed in Case No. 84CW680 and changed in Case Nos. 95CW280 and 10CW318, District Court, Water Division No. 1

2.15. 1000 a.f., conditional, decreed to Walker Reservoir, with an appropriation date of December 1, 2010, decreed in Case No. 10CW318, District Court, Water Division No. 1

2.16. 2000 g.p.m., conditional, and 20 c.f.s. cumulative decreed to Walker Reservoir Well Nos. 1-35, 15W, 16W, 17W, 31W, Liberty Village Well Nos. 1 to 6, Walker Well No. 1, Walker Sump No. 1, Franktown Well Nos. 1, 2 and QAL-3, Kelty Well No. 1, Hewins Well No. 2 with appropriation dates of December 1, 2010, decreed in Case No. 10CW318, District Court, Water Division No. 1

2.17. 20 c.f.s., conditional, decreed to "Augmentation Exchange" and "Newlin Gulch Aqueduct No. 2 Exchange" with appropriation dates of December 30, 2010, decreed in Case No. 10CW318, District Court, Water Division No. 1

3. **Property**

3.1. Walker Parcel, legally described in **EXHIBIT G-1-K**

3.2. Franktown Parcel, legally described in **EXHIBIT G-1-L**

4. **Easements**

4.1. Reception No. _____, Douglas County, recorded on _____
(_____ Infrastructure)

4.2. Reception No. _____, Douglas County, recorded on _____
(_____ Infrastructure)

4.3. Reception No. _____, Douglas County, recorded on _____
(_____ Infrastructure)