

SPECIAL WARRANTY DEED

THIS DEED is made this 22 day of August, 2024, between 7N, LLC, a Delaware limited liability company, whose address is 555 17th St. #2700 Denver CO ("Grantor"), and the Town of Erie ("Grantee"), located at 645 Holbrook Street, Erie CO 80516. 80202

WITNESSETH, that the Grantor, for and in consideration of Ten and N0/100 Dollars (\$10.00) and other 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 its successors and assigns forever all the real property, together with all improvements thereon, if any, situate, lying, and being in County of Weld, State of Colorado, described on Exhibit A attached hereto (the "Property").

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise 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 the Grantor, either in law or in equity, of, in, and to the above-bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property unto Grantee and its successors and assigns forever. Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will warrant and forever defend the Property in the quiet and peaceful possession of Grantee and its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, though or under Grantor, except and subject to matters of record, and except mineral interests, if any, and real estate taxes accrued prior to the date of this Deed due in 2024.

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

7N, LLC,
a Delaware limited liability company

By: [Signature]
Name: Sean Casper
Title: Surface Land Manager

STATE OF COLORADO)
) ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me on this 22 day of August, 2024, by Sean Casper, the Surface Land Manager of 7N, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My Commission Expires: 3/21/2026

ROBERT J. BRESNAHAN
Notary Public
State of Colorado
Notary ID # 20104009995
My Commission Expires 03-21-2026

[Signature]
Notary Public, State of Colorado

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ERIE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

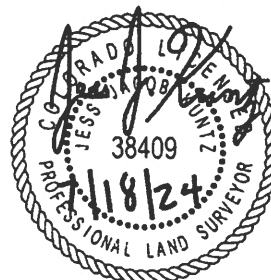
A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF
COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 TO BEAR SOUTH
00°39'55" EAST, A DISTANCE OF 2673.73 FEET BETWEEN A FOUND #6 REBAR WITH 2" ALUMINUM
CAP IN MONUMENT BOX, "T1N R69W R68W S24 S19 S25 S30 1994 LS 14083" AT THE NORTHWEST
CORNER OF SECTION 30, AND A FOUND #6 REBAR WITH 2" ALUMINUM CAP IN RANGE BOX "T1N
R69W R68W S25 S30 1996 LS 14083" AT THE WEST QUARTER CORNER OF SECTION 30 WITH ALL
BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID NORTHWEST CORNER OF SECTION 30;
THENCE ALONG SAID WEST LINE, SOUTH 00°39'55" EAST, A DISTANCE OF 1336.86 FEET TO THE
WEST 1/16TH CORNER OF SECTIONS 30-25;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF
SAID SECTION 30, NORTH 89°39'18" EAST, A DISTANCE OF 30.00 FEET, TO THE POINT OF
BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°39'18" EAST, A DISTANCE OF 29.50 FEET
TO A POINT OF NON-TANGENT CURVATURE;
THENCE DEPARTING SAID NORTH LINE, 38.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 25.00 FEET, AN INCLUDED OF 89°14'13" AND SUBTENDED BY A CHORD
BEARING SOUTH 45°02'12" WEST, A DISTANCE OF 35.12 FEET;
THENCE SOUTH 00°25'05" WEST, A DISTANCE OF 230.54 FEET TO A POINT ON THE EASTERLY
RIGHT-OF-WAY LINE OF COUNTY LINE ROAD (A.K.A. WCR 1);
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG A LINE LYING 30.00 FEET
EASTERLY OF AND PARALLEL WITH SAID WEST LINE, NORTH 00°39'55" WEST, A DISTANCE OF
255.20 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 746 SQ. FT., OR 0.02 ACRES, MORE OR LESS.

I, JESS J. KUNTZ, A LAND SURVEYOR LICENSED IN THE STATE OF
COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF
FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED
EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME
OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE
BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN
ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND
ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR
IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED
AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO
REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN
VIOLATION OF STATE STATUTE.



JOB NUMBER: 21-75,891 (C)
DRAWN BY: E. PRESCOTT
DATE: JULY 18, 2024

JESS J. KUNTZ
COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRONS, INC.

Digitally signed by Jess Kuntz
DN: cn=Jess Kuntz, o=Flatirons, Inc.,
ou, email=jkuntz@flatironsinc.com,
c=US
Date: 2024.07.18 09:48:53 -06'00

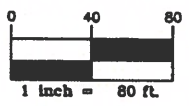
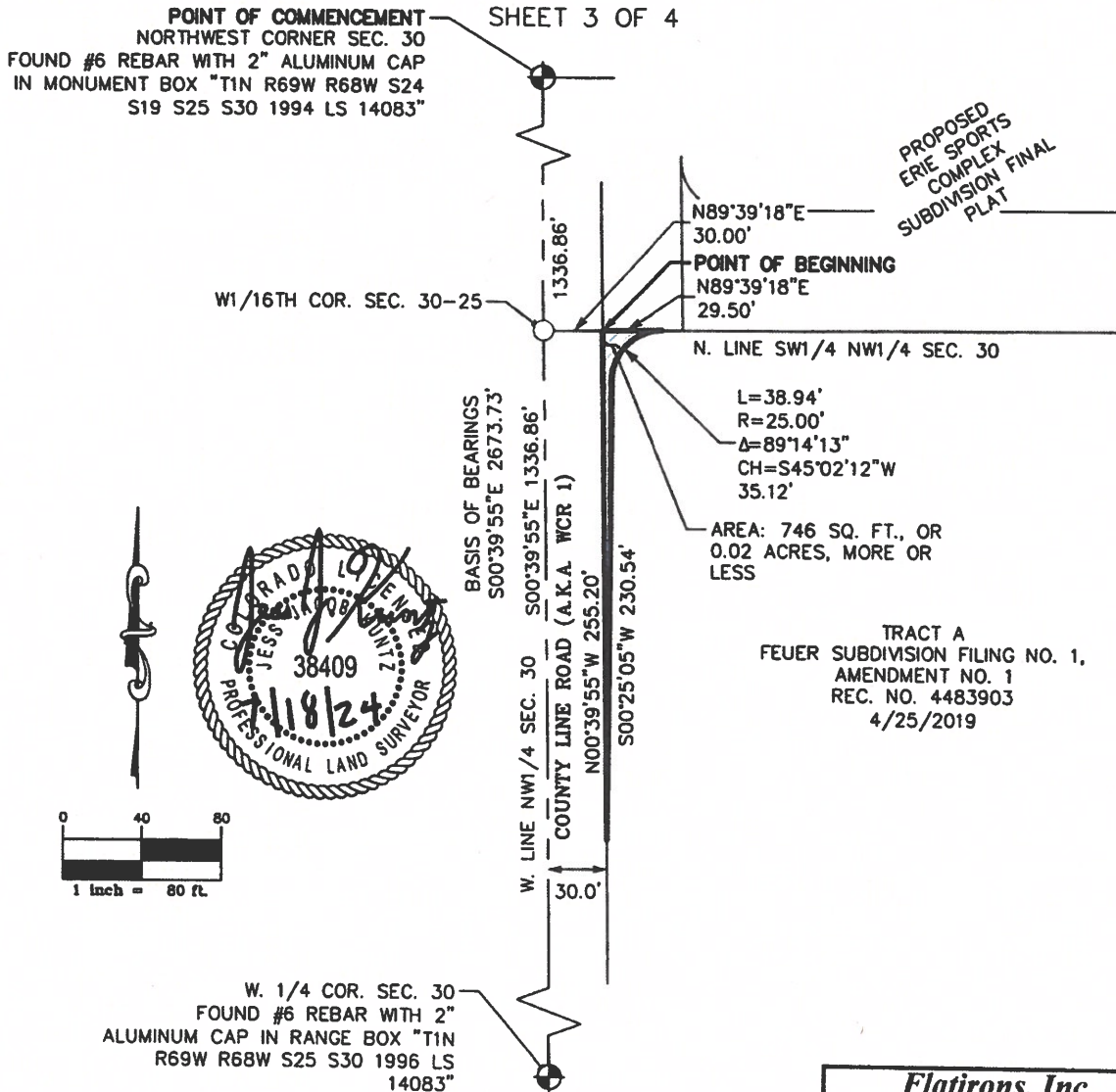
Flatirons, Inc.
Land Surveying Services
 655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733
www.FlatironsInc.com

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED
FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD INFORMATION SHOWN HEREON
IS BASED ON INFORMATION PROVIDED BY CLIENT.

2024-07-18 09:48:53 AM

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RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO



BY:EPRESCOTT FILE:75891 DESC C ROW.DWG DATE:7/18/2024 9:44 AM

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DRAWN BY: E. PRESCOTT
DATE: JULY 18, 2024

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Flatirons, Inc.
Land Surveying Services



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