

Warranty Deed

This Warranty Deed, made this 27th day of October, 2023, between Erie Land Company, LLC a Delaware limited liability company, whose address is c/o Southern Land Company, LLC, 3990 Hillsboro Pike, Suite 400, Nashville, Tennessee 37215 (the "Grantor"), and the Town of Erie, a Colorado municipal corporation, with a legal address of P.O. Box 750, Erie, Colorado 80516 (the "Grantee").

Witnesseth, that the Grantor, for and in consideration of the sum of \$10.00, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Weld, State of Colorado, described as follows: see **Exhibit A**, attached hereto and incorporated herein by this reference, consisting of approximately 24,713 square feet (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 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 the Grantee, its successors and assigns forever. And the Grantor, for itself, its heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee, its successors and assigns, that at time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature soever.

The Grantor shall and will Warrant and Forever Defend the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

Exhibit A

EXHIBIT A

PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF AN UNPLATTED PARCEL RECORDED AT RECEPTION NO. 4224398 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 21 IS ASSUMED TO BEAR NORTH 00°06'17" WEST AND BEING MONUMENTED AT THE SOUTH END BY A 3.25" ALUMINUM CAP STAMPED "LS 13155, 1998" IN A MONUMENT BOX, AND AT THE NORTH END BY A 3.25" ALUMINUM CAP STAMPED "PLS 26606, 2006" IN A MONUMENT BOX.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 21, THENCE NORTH 00°06'17" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 904.30 FEET; THENCE NORTH 89°53'43" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL, THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 5 AS DESCRIBED IN BOOK 86, PAGE 273 OF SAID CLERK AND RECORDER'S OFFICE, AND THE **POINT OF BEGINNING**;

THENCE NORTH 00°06'17" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 687.00 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL;

THENCE NORTH 89°53'43" EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°06'17" EAST, A DISTANCE OF 687.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL;

THENCE SOUTH 89°53'43" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 30.00 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 20,610 SQUARE FEET OR 0.4731 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, MARK A. GABERT, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

MARK A. GABERT, P.L.S. 38567
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

Dwg Name: P:\Sicerco05\dwg\Surv\Final Drawings\Exhibits\Survey\Additional Easement\SLC.ERCO05.03-Exhibit.dwg Updated By: MWood

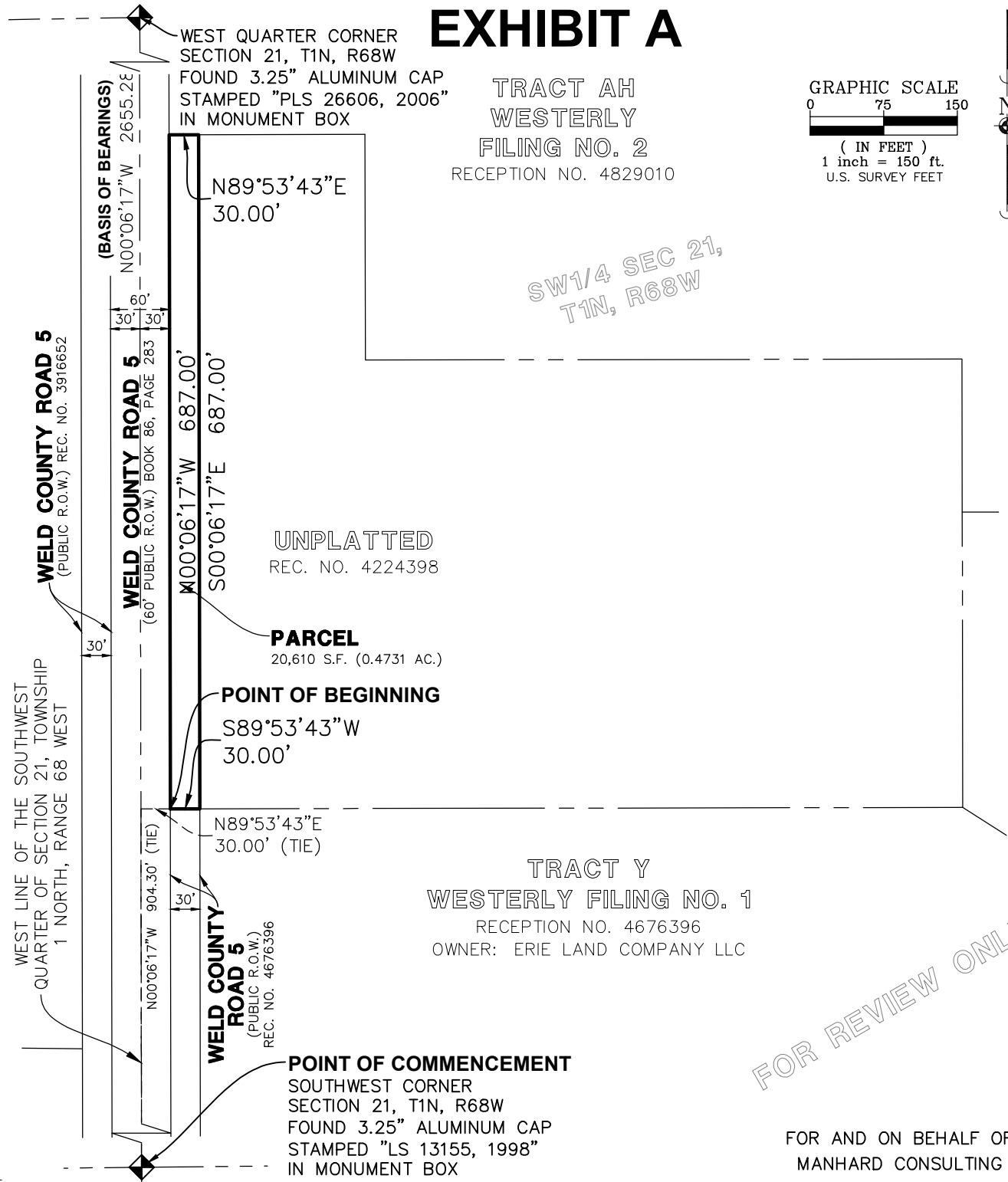
EXHIBIT A

TRACT AH
WESTERLY
FILING NO. 2
RECEPTION NO. 4829010

GRAPHIC SCALE
0 75 150
(IN FEET)
1 inch = 150 ft.
U.S. SURVEY FEET



SW1/4 SEC 21,
T1N, R68W



FOR REVIEW ONLY

FOR AND ON BEHALF OF
MANHARD CONSULTING

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

UNPLATTED TRACT, RECEPTION NO. 4224398	
COUNTY OF WELD, STATE OF COLORADO	
EXHIBIT A	
PROJ. MGR.: JAF	SHEET
DRAWN BY: MKW	2 OF 2
DATE: 10/06/23	SLC.ERCO05.03
SCALE: 1"=150'	

10/6/2023 6:19 AM