

SPECIAL WARRANTY DEED

THIS DEED, made this _____ day of August, 2025, is between **MORGAN HILL METROPOLITAN DISTRICT NO. 3**, a Colorado quasi-municipal corporation ("**Grantor**"), duly organized and existing under and by virtue of the laws of the State of Colorado, whose legal address is 2500 Arapahoe Avenue, Suite 220, Boulder, Colorado 80302, the County of Boulder, and **TOWN OF ERIE, a Colorado municipal corporation** ("**Grantee**"), whose street address is 645 Holbrook Street, P.O. Box 750, Erie, CO 80516 .

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100th Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, conveyed, and confirmed, 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 the improvements thereon, if any, situate, lying and being in the County of Weld, State of Colorado, described as follows: (the "Property")

SEE **EXHIBIT "A"** ATTACHED HERETO AND INCORPORATED HEREIN.

Morgan Hill Filing No. 1 Tract G (Final Plat Reception #4427659)
Morgan Hill Filing No. 2 Tract A (Final Plat Reception #4651773)
Morgan Hill Filing No. 2 Tract R (Final Plat Reception #4651773)
Town of Erie, County of Weld, State of Colorado

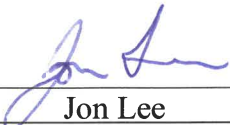
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in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

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns does covenant and agree that it 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 claiming the whole or any part thereof, by, through or under the Grantor, subject to taxes and assessments for the year of conveyance and all subsequent years taxes, and assessments; easements, rights-of-way, covenants, reservations, restrictions and other matters of record.

(CONVENIENCE DEED – CONSIDERATION LESS THAN \$500)

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

**MORGAN HILL METROPOLITAN DISTRICT NO. 3,
a Colorado quasi-municipal corporation**

By 
Name: Jon Lee
Title: President

STATE OF COLORADO)
) ss
COUNTY OF BOULDER)

The foregoing instrument was acknowledged before this 31st day of July, 2025 by Jon Lee as President of MORGAN HILL METROPOLITAN DISTRICT NO. 3, a Colorado quasi-municipal corporation.

WITNESS my hand and official seal.


Notary Public

My Commission expires: 12/07/2028

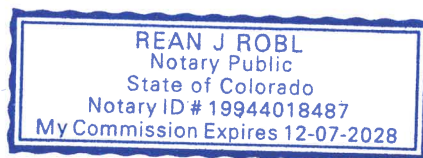
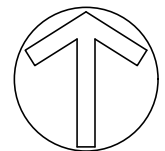
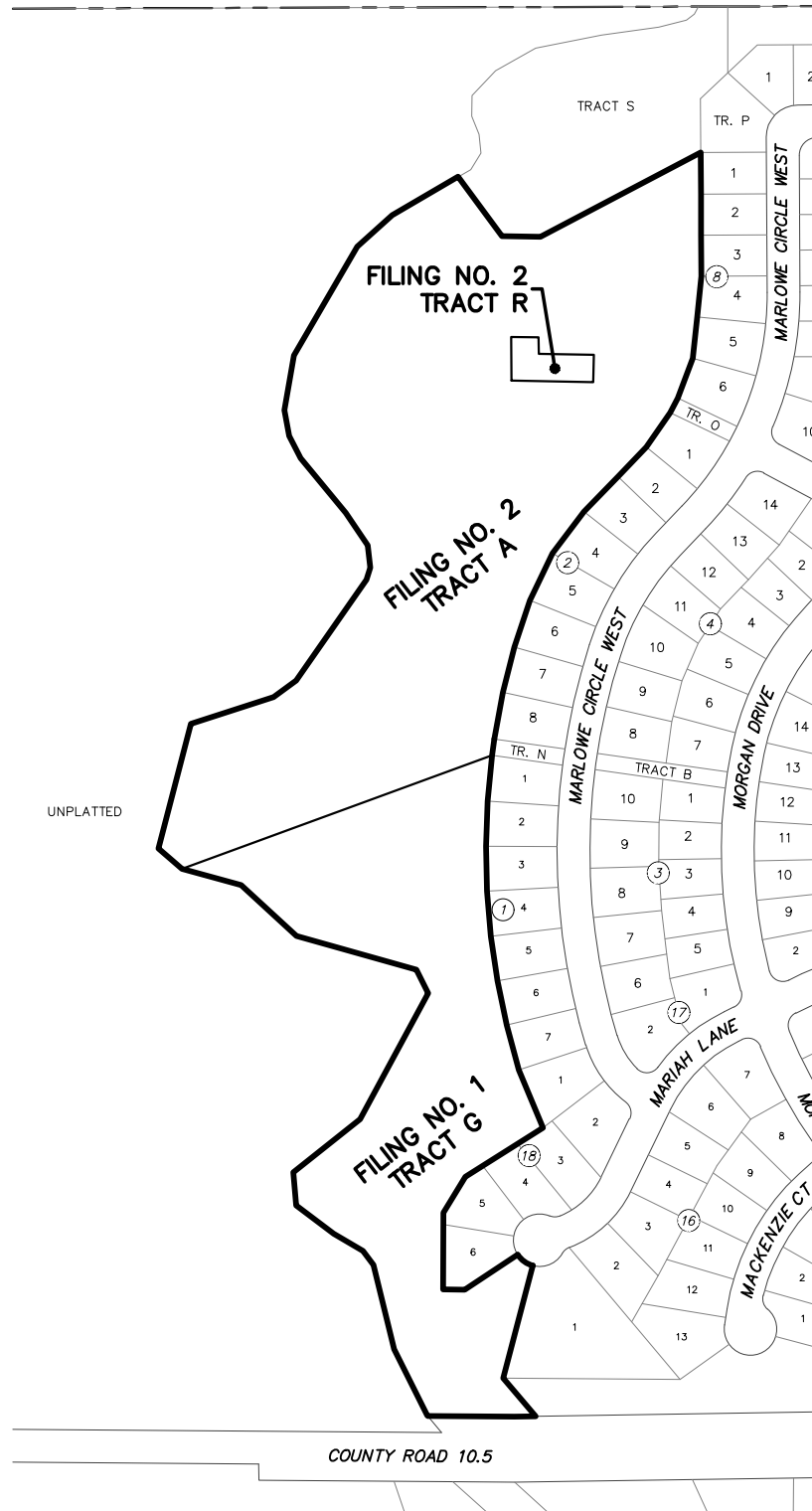


EXHIBIT A

EXHIBIT



MORGAN HILL TRANSACTION
ERIE, COLORADO

HURST
CIVIL ENGINEERING
PLANNING
SURVEYING

1265 S Public Road, Suite B
 Lafayette, CO 80026
 303.449.9105
 www.hurst-assoc.com

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|--------------|----------|-----------|
| SCALE | HOR. n/a | VERT. n/a |
| DESIGN/APPR. | | |
| DRAWN BY | BO | |
| DATE | 05/13/25 | |
| SHEET | 1 OF 1 | |

FILE G:\202046\SURVEY\Morgan Hill Transaction Exhibit