

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
THIS DEED TO:

Town of Erie  
645 Holbrook Street  
Erie, Colorado 80516  
Attention: \_\_\_\_\_

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(Space Above For Recorder's Use)

### SPECIAL WARRANTY DEED

THIS DEED is made this 17 day of April, 2025 by **HT Flatiron LP**, a Delaware limited partnership, whose address is c/o Hines Interests Limited Partnership, 2700 Commerce Street, Suite 1600, Dallas, TX 75226 (the "**Grantor**"), to **TOWN OF ERIE**, a political subdivision of the State of Colorado, whose street address is 645 Holbrook Street, Erie, Colorado 80516 (the "**Grantee**"), the following real property in Weld County Colorado, to wit:

See Exhibit A, attached hereto and incorporated herein by this reference.

with all its appurtenances (the "**Property**"), and warrants the title to the same against all persons claiming under me, subject to:

1.     ☒ If the box is checked, "statutory exceptions" as defined in § 38-30-113(5)(a), C.R.S., and
2.     ☐ If the box is checked, any rights of tenants, as to tenants' right to possession only, under unrecorded leases of the Property, as described in that certain contract for the sale of the Property between Grantor and Grantee, and
3.     ☐ Other:

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth above.

*[Remainder of page intentionally left blank]*

*[Grantor Signature Page to Special Warranty Deed]*

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the date set forth above.

**HT FLATIRON LP,  
a Delaware limited partnership**

By: Hines Flatiron Associates Limited Partnership,  
a Texas limited partnership  
its general partner

By: Hines Flatiron GP LLC,  
a Delaware limited liability company,  
its general partner

By: Hines Investment Management Holdings Limited Partnership,  
a Texas limited partnership,  
its sole member

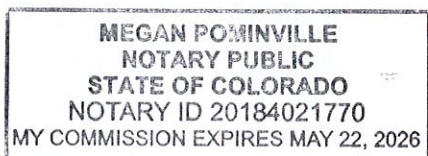
By:   
Chad Murphy, Managing Director

STATE OF COLORADO


§  
§  
§

COUNTY OF DENVER

The foregoing instrument was acknowledged before me this 17 day of April, 2025, by Chad Murphy, as Managing Director of Hines Investment Management Holdings Limited Partnership, a Texas limited partnership, the sole member of Hines Flatiron GP LLC, a Delaware limited liability company, the general partner of Hines Flatiron Associates Limited Partnership, a Texas limited partnership, the general partner of HT FLATIRON LP, a Delaware limited partnership, on behalf of said entities.



[seal]

  
Notary Public – State of Colorado

**Exhibit A**

**Land**

**Tract G-1 , Flatiron Meadows – Filing No. 13 as recorded at Reception No. 3761318, Boulder County, Colorado.**

**Tract H, Flatiron Meadows Subdivision Master Plat, Town of Erie, County of Boulder, State of Colorado.**

**Tract I, Flatiron Meadows Subdivision - Master Plat, as per the plat thereof recorded March 31, 2009 at Reception No. 2988916, County of Boulder, State of Colorado.**