

WARRANTY DEED

THIS DEED, made this 15th day of, January 2021, between **Rankin Holdings, L.P.**, a Colorado limited partnership; the **Eugenia M. Blume and Basil E. Blume Trust**, and **Judy R. Timm**, an individual, (together "Grantor"), whose mailing address is 630 Southpointe Court, Suite 200, Colorado Springs, Colorado 80906, and **CPR Entitlements, LLC**, a Colorado limited liability Company, whose street address is 31 North Tejon Street, Suite 518, Colorado Springs, CO 80903 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of TEN DOLLARS and No Cents (\$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 Grantee, and Grantee's heirs, successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of El Paso, State of Colorado described as follows:

SEE EXHIBITS A AND B ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

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 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 Grantee, and Grantee's heirs, successors and assigns forever. Grantor, for Grantor and Grantor's heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor and hereby warrants that the Property is free and clear of any lien or encumbrances, of whatever kind or nature soever, except any easements, rights-of-way, and restrictions of record.

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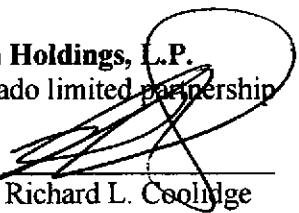


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IN WITNESS HEREOF, Grantor has executed this deed on the date set forth above.

GRANTOR:


Rankin Holdings, L.P.
a Colorado limited partnership

By: 
Richard L. Coolidge

Its: Authorized Representative

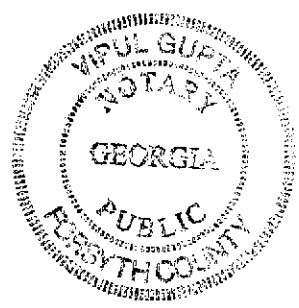
STATE OF GEORGIA)
) SS
County of DAWSON)

The foregoing instrument was acknowledged before me this 14 day of January, 2021, by Richard L. Coolidge, as the Authorized Representative of Rankin Holdings, L.P., a Colorado limited partnership.

Witness my hand and official seal.
 Notary Public

My Commission expires: 02-02-2023

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Eugenia M. Blume and Basil E. Blume Trust

By: Eugenia M. Blume
Eugenia M. Blume

Its: Authorized Representative

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 14 day of January, 2021, by Eugenia M. Blume as the Authorized Representative of the Eugenia M. Blume and Basil E. Blume Trust.
** and Trustee*

Witness my hand and official seal.

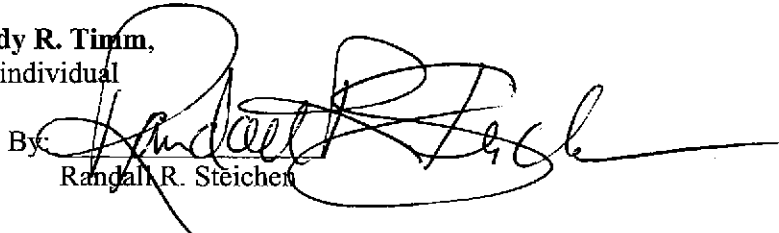
[Signature] Notary Public

My Commission expires: 02/02/2022

KRISTEN L DE HERRERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064004626
My Commission Expires February 2, 2022

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Judy R. Timm,
an individual

By: 
Randall R. Steichen

Her: Authorized Representative

STATE OF ARIZONA)
) SS
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 13th day of January, 2021, Randall R. Steichen, as the Authorized Representative^{**} of Judy R. Timm, an individual.

**and ATTORNEY IN FACT

Witness my hand and official seal.

 Notary Public

My Commission expires: 5-29-2021.



EXHIBIT A

LEGAL DESCRIPTION (WATERVIEW NORTH - 1-2)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 8 AND SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 669.38 FEET;

THENCE DEPARTING THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 9 S00°00'00"E A DISTANCE OF 1121.77 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 72.13 FEET, A DELTA ANGLE OF 13°46'32", WHOSE LONG CHORD BEARS S26°15'01"W A DISTANCE OF 71.95 FEET;

THENCE S89°53'38"W A DISTANCE OF 710.50 FEET TO A NON-TANGENT POINT OF CURVE, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWESRS BOULEVARD DESCRIBED IN BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);

THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET, AN ARC LENGTH OF 2349.30 FEET, A DELTA ANGLE OF 63°56'43", WHOSE LONG CHORD BEARS N58°12'28"W A DISTANCE OF 2229.26 FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 8;

THENCE N89°34'04"E ON SAID NORTH LINE, A DISTANCE OF 1967.80 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,524,782 SQUARE FEET OR 35.00 ACRES MORE OR LESS

