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2006107994 3 PGS

After Recording Return To:

James J. Killean, Esq.
Ireland, Stapleton, Pryor & Pascoe, P.C.
1675 Broadway, Suite 2600
Denver, CO 80202

2006107994
12/15/2006 04:01 PM

SPECIAL WARRANTY DEED
(Water Rights)

This Special Warranty Deed (Water Rights) is made by Jonathan P. Pratt and Shelly V. Pratt (collectively, "**Grantor**"), to Barbara Ann Bridges, whose street address is 5750 South Beech Court, Greenwood Village, CO 80121 ("**Grantee**").

NOW THEREFORE, Grantor, for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Grantee the following real property located in the County of Douglas and State of Colorado:

All of Grantor's right, title and interest in and to the water rights described on **Exhibit B** attached hereto, together with any and all of the rights associated with the historical and beneficial use of any of the wells, embankments, flumes, headgates, measuring devices or any other structures that are appurtenant to those water rights, together with all easements and rights of way therefore;

with all its appurtenances, and warrants the title against all persons claiming under Grantor.

Signed this 13th day of December, 2006.

Jonathan P. Pratt

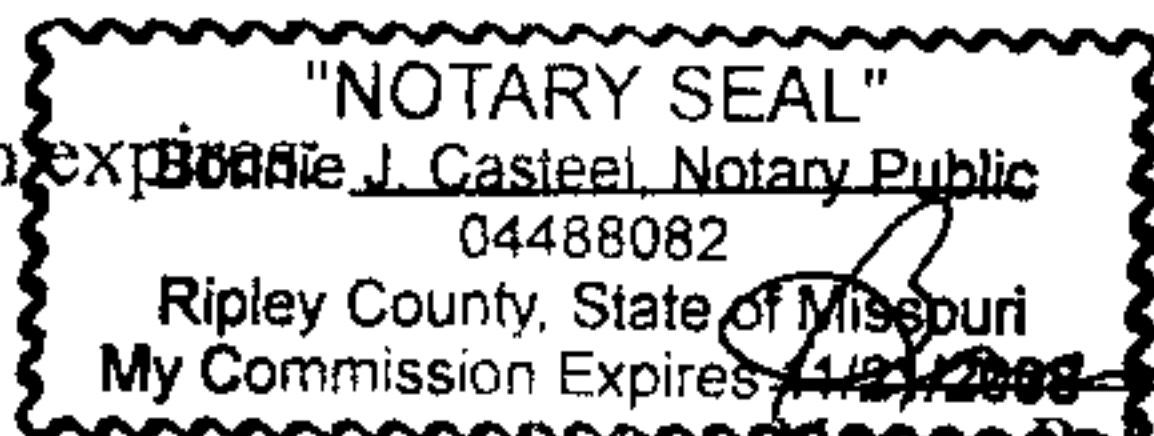
Shelly V. Pratt

STATE OF Missouri)
) ss.
COUNTY OF Ripley)

The foregoing instrument was acknowledged before me this 13th day of December, 2006, by Jonathan P. Pratt and Shelly V. Pratt.

WITNESS my hand and official seal.

My commission expires 11/21/2008



Notary Public

CONVENIENCE DEED- NO
DOCUMENTARY FEE
REQUIRED

EXHIBIT A

PARCEL A:

A TRACT OF LAND SITUATED IN SECTIONS 25 AND 36, TOWNSHIP 9 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND IN SECTION 30 AND 31, TOWNSHIP 9 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30 AND CONSIDERING THE NORTH LINE OF SAID SECTION 30 TO BEAR NORTH 89 DEGREES 19 MINUTES 25 SECONDS EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89 DEGREES 19 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 432.62 FEET;

THENCE SOUTH 00 DEGREES 56 MINUTES 38 SECONDS EAST A DISTANCE OF 6471.04 FEET;

THENCE SOUTH 89 DEGREES 08 MINUTES 50 SECONDS WEST A DISTANCE OF 474.06 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 31;

THENCE SOUTH 89 DEGREES 04 MINUTES 40 SECONDS WEST A DISTANCE OF 2659.61 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 36;

THENCE NORTH 00 DEGREES 38 MINUTES 17 SECONDS WEST A DISTANCE OF 1139.00 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 25;

THENCE NORTH 00 DEGREES 43 MINUTES 01 SECONDS WEST A DISTANCE OF 2670.68 FEET TO THE CENTER OF SAID SECTION 25;

THENCE NORTH 88 DEGREES 53 MINUTES 12 SECONDS EAST A DISTANCE OF 2684.41 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30;

THENCE NORTH 00 DEGREES 56 MINUTES 38 SECONDS WEST A DISTANCE OF 2653.71 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY DESCRIPTION WAS PREPARED UNDER THE DIRECT SUPERVISION OF DAVID E. ARCHER (P.L.S. 6935), 105 WILCOX STREET, CASTLE ROCK, CO. 80104



EXHIBIT B

WATER RIGHTS

A. All right, title and interest in and to the water wells and well permits on the property described on *Exhibit A* to this Special Warranty Deed, including, without limitation, Well Permit No. 213688 issued by the Colorado Division of Water Resources on November 6, 1998, and the well subject thereto.

B. One-third of the water rights described as follows: (i) all water and water rights, structures and structure rights, wells and well permits, of every nature or kind, described in and conveyed by that certain Special Warranty Deed dated May 28, 1999, and recorded June 8, 1999 at Reception No. 99051801 in Book 1718 at Page 948 in the real property records of Douglas County, Colorado, *but not including* (ii) any rights conveyed to The Conservation Fund by that certain Special Warranty Deed (Water) dated May 28, 1999, and recorded June 8, 1999 at Reception No. 99051807 in Book 718, at Page 973 in the real property records of Douglas County, Colorado.

The rights to be conveyed to Buyer pursuant to this Paragraph B expressly include, and are equal to at least, the rights described in Paragraphs C through E, below.

C. 113.3 acre feet of water adjudicated as the average annual amount of withdrawal from the Dawson aquifer in Water Court Case No. 98-CW-336, District Court, Water Division 1, Colorado, decreed on February 2, 1999.

D. 18.4 acre feet of water per year of water adjudicated as the average annual amount of withdrawal from the Dawson Aquifer expressly exempted from Case No. 98-CW-336, paragraph 4A.

E. 287.3 acre feet of water per year adjudicated as the average annual withdrawal of Denver Aquifer water, 238.7 acre feet of average annual withdrawal adjudicated in the Arapahoe Aquifer, 99.7 acre feet of water adjudicated as the average annual amount of withdrawal from the Laramie Foxhills Aquifer in Water Court Case No. 98-CW-007, District Court, Water Division 1, Colorado, decreed on September 15, 1998.

