



QUIT CLAIM DEED

For ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Great Divide Water Company, Inc., a Colorado Nonprofit Corporation (Grantor), whose street address is 7075 Campus Drive, Suite 200, Colorado Springs, Colorado 80920, hereby sells, conveys and quitclaims to Bent Tree Property Owners Association, Inc, a Colorado Nonprofit Corporation, Inc., whose address is P.O. Box 2631, Monument, CO 80132 (Grantee), the following real property in the County of El Paso and State of Colorado:

A nonexclusive easement on, over and under Tract A as shown on the Bent Tree IV subdivision plat recorded February 3, 1999 at Reception Number 99017521 of the records of El Paso County, Colorado, for ingress and egress and for the operation and maintenance of the well known as UD1 permitted under Colorado Division of Water Resources Permit No. 17798-F, and related water infrastructure. Such easement is subject to the rights, rules, regulations, and policies of Grantor, and the rights of other owners of water rights decreed to the well on said Tract A, and subject to any lease agreement between Northgate and Tri Lakes Fire Protection District.

Signed this 20th day of April, 2021.

GRANTOR:

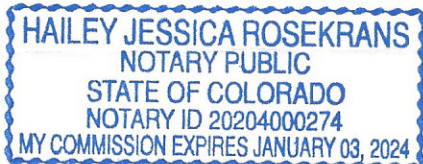
Great Divide Water Company, Inc.,
a Colorado nonprofit corporation

By Douglas H. Barber as President

STATE OF COLORADO

COUNTY OF EL PASO

ss: The foregoing document was acknowledged before me this 20th day of April, 2020 by Douglas H. Barber as President of Great Divide Water Company, Inc., a Colorado nonprofit corporation.



My commission expires 1/3/2024

Notary Public

No Doc Fee