



**BARGAIN AND SALE DEED**

For Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, NORTHGATE CO, LLP, formerly known as Northgate Company, a Colorado General Partnership ("Grantor"), whose address is 7075 Campus Drive, Suite 200, Colorado Springs, CO 80920 hereby bargains, sells and conveys to the BENT TREE PROPERTY OWNERS ASSOCIATION, INC., a Colorado nonprofit corporation ("Grantee") whose address is P.O. Box 2631, Monument, CO 80132, all of Grantor's right, title and interest in and to the following described water, water rights and related interests located in El Paso County, Colorado ("Property"):

1. Ground water rights which are subject of the adjudication of Denver Basin groundwater in Case No. 97CW262 (Div. 1), and more specifically described and estimated as 52.5 annual acre feet (5,247 acre feet total) in the not-nontributary Dawson Aquifer; and.

2. Groundwater rights which are subject of the adjudication of Denver Basin groundwater in Case No. W-8269-76 (Div. 1), and more specifically described and estimated as 99.46 annual acre feet (9,946 acre feet total) in nontributary Dawson Aquifer.

With all its appurtenances (Property). All water, water rights, and rights to extract and use ground water described and conveyed herein are subject to applicable statutes, rules and regulations, both in existence and as may be imposed in the future, by the Colorado legislature, the Colorado Division of Water Resources, and the Division 1 and/or Division 2 Water Court, as well as restrictions, terms and conditions associated with the Great Divide Water Company and the governing documents, rules, regulations and policies of the Grantee.

Except as specifically provided in the foregoing paragraph, Grantor further covenants and affirms that as of the date of this deed there are no encumbrances, debt, or liens of any kind or nature upon the Property.

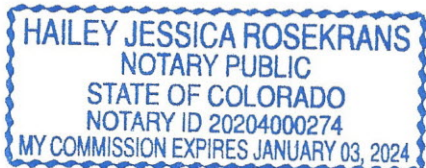
In witness whereof, the Grantor has executed this Quitclaim Deed on the 20th day of April, 2021.

Northgate Co, LLP, fka Northgate Company, a Colorado General Partnership

By, The GST Trust fbo of Douglas Hawthorne Barber, Managing General Partner  
By, Douglas Hawthorne Barber-Trustee

STATE OF COLORADO )  
 )ss.  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 20st day of April, 2021, by Douglas Hawthorne Barber, as Trustee of The GST Trust fbo of Douglas Hawthorne Barber, Managing General Partner of Northgate Co, LLP.



My commission expires: 1/3/2024  
Witness my hand and official seal.  
No Doc Fee

  
Notary Public