

## WARRANTY DEED

THIS DEED, is dated the 20th day of March, 2019, and is made between  
ORDWAY FEEDYARD LIMITED LIABILITY COMPANY  
(whether one, or more than one), the "Grantor" of the County of Crowley, and  
State of Colorado and  
ARKANSAS VALLEY RANCH, LLC  
(whether one, or more than one), the "Grantee," whose legal address is: 8351 E.  
WALKER SPRINGS LN, SUITE 302, KNOXVILLE, TN 37923 of the County of  
KNOX and State of TENNESSEE

State Doc Fee:  
Recording Fee:

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Crowley and State of Colorado described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: Ag Land, OLNEY SPRINGS, CO 81062

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the 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 the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

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

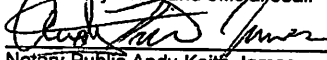
ORDWAY FEEDYARD LIMITED LIABILITY COMPANY

  
LUKE LARSON  
Manager

State of Colorado  
County of Crowley

The foregoing instrument was acknowledged before me this 20th day of March, 2019 by LUKE LARSON, as MANAGER of ORDWAY FEEDYARD LIMITED LIABILITY COMPANY.

Witness my hand and official seal.

  
Notary Public Andy Keith James  
My Commission Expires: 11/30/2022

ANDY KEITH JAMES  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID #20014002656  
My Commission Expires 11/30/2022

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL NO. 1**

All that part of Indian Claim Number 8 lying West of the East line of Sec. 17, Township 22 South, Range 58 West of the 6th P.M., said Indian Claim having been originally conveyed by the United States Government to Margaret Wilmarth by patent, which patent is recorded in Book 52 at Page 560 of the public records of Otero County, Colorado (of which county, Crowley County, Colorado, was originally a part), and reference to said patent is hereby made for complete description of said Indian Claim Number 8 by metes and bounds.

**PARCEL NO. 2**

Lot 3, NW¼ NW¼ of Section 17; Lot 1 of Section 18, North of the Arkansas River, Township 22 South, Range 58 West of the 6th P.M.

**PARCEL NO. 3**

Lots 4, 5, 6, and 7, NW¼ SW¼, SW¼ NW¼ of Section 17; Lots 2, 3, and 4 in Section 18; Lot 1 North of the Arkansas River in Section 19, Township 22 South, Range 58 West of the 6th P.M.

**PARCEL NO. 4**

All of Indian Claim Number 7 and two tracts of land adjacent thereto and described by metes and bounds as follows:

(TRACT ONE) Beginning at a point which is 898 feet East and 300 feet North of the SW corner of Indian Claim Number 7; thence North 1,048 feet; thence North 28° 12' East 953 feet; thence North 82° 47' East 1,720.6 feet; thence South 37° 57' East 1,115.4 feet; thence South 23° 43' East 453.4 feet; thence South 19° 35' West 711.5 feet; thence South 52° 26' West 301 feet; thence South 70° 27' West 520.4 feet; thence North 9° 45' East 80 feet; thence North 33° 12' West 500 feet; thence North 63° 55' West 300 feet; thence North 74° 30' West 500 feet; thence South 79° 08' West 300 feet; thence South 62° 05' West 700 feet to a point of beginning, said tract being located in Section 18, Township 22 South, Range 58 West of the 6th P.M., and Section 13, Township 22 South, Range 59 West of the 6th P.M.

(TRACT TWO) Beginning at a point on the South line of Section 18, Township 22 South, Range 58 West of the 6th P.M., 2,460 feet East of the Southwest corner of said Section 18; thence South 27° 20' East 580 feet; thence South 72° 12' East 210 feet; thence North 60° 11' East 394 feet; thence North 40° 20' East 670 feet; thence North 25° 35' West 504.2 feet; thence North 75° 24' West 924 feet; thence South 63° 33' West 1,281.7 feet; thence South 81° 53' West 300 feet; thence South 72° 15' East 600 feet; thence North 87° 20' East 660 feet; thence South 27° 20' East 120 feet to the point of beginning, being located in Sections 18 and 19, Township 22 South, Range 58 West of the 6th P.M.

EXCEPT, from said Indian Claim Number 7 and Tract One and Tract Two adjoining said Indian Claim Number 7, the following: (A) a parcel of land containing 458.8 acres heretofore platted and conveyed as Riverside Farms; (B) a portion of said Indian Claim Number 7 and Tract One and Tract Two adjoining said Indian Claim Number 7 containing 19.14 acres heretofore conveyed to the Reorganized Catlin Consolidated Canal Co. (C) a portion of said Indian Claim Number 7 and Tract One and Tract Two adjoining said Indian Claim Number 7 containing 10.30 acres heretofore conveyed to The Catlin Canal Company by Special Warranty Deed filed December 31, 1955, in the Torren's Register in the office of the County Clerk and Recorder of the County of Crowley and State of Colorado, being File No. 155 in said Torren's Register.

**PARCEL NO. 5**

Lots or Tracts 1, 2, 3, 4, 11, 12, 13, 14, 17, 18, 19 and 20 in Riverside Farms according to the recorded plat thereof.

EXCEPT all that part of Indian Claim 7 lying in the S1/2SE1/4 of Section 12, Township 22 South, Range 59 West of the 6th P.M. and Lots 1 and 2 in Section 12, Township 22 South, Range 59 West of the 6th P.M. AKA Lots 1, 2 and 13 of Riverside Farms.

**PARCEL NO. 6**

Lots or Tracts 5, 6, 7, 8, 9, 10, 15 and 16 in Riverside Farms according to the recorded plat thereof.

**PARCEL NO. 7**

The S½ NW¼, and the E½ SW¼ in Section. 10, Township 22 South, Range 58 West of the 6th P.M.

All of the Robert Bent Indian Claim as more particularly described in Patent recorded in Book 130 at Page 96 of the Crowley County records, that lies North of the Arkansas River in Sections, 14, 15, 22 and 23 in Township 22 South, Range 58 West of the 6th P.M. EXCEPT Two tracts of land, conveyed to The Department of

Highways, State of Colorado, by deed dated Jan. 31, 1984, and recorded in Book 226 at Page 999, Rec. No. 140125, in SE¼ Sec. 14-22-58 W., commonly known as the portion of Robert Bent's Indian Claim. Lots 1 to 8, inclusive, and the NE¼ NE¼ of Section 15, Township 22, South, Range 58 West of the 6th P.M. EXCEPT part in the NE corner of said Section, heretofore conveyed to Pete N. Vasquez at Rec. No. 105848 in Book 159, Page 4.

Lots 1, 2, 3 and 4, and all of that part of Indian Claim Number 8 lying East of the East line of Section 17, in Section 16, Township 22, Range 58 West of the 6th P.M.

That part of Lot 1 lying North of the Arkansas River in Section 22, Township 22, Range 58 West of the 6th P.M.

**PARCEL NO. 8**

SE¼ SW¼, S½ SE¼ of Section 8; Lots 1 and 2 of Section 17, Township 22 South, Range 58 West of the 6th P.M.

**PARCEL NO. 9**

A tract of land lying in Crowley County, Colorado in Indian Claim No. 6 in the E1/2 of Section 13, Township 22 South, Range 59 West of the 6th P.M. and being more particularly described as follows: Beginning at the NW corner of the E1/2 of said Sec. 13 as monumented by a 2-1/2" aluminum pipe and 3-1/4" aluminum cap marked PS, INC., PLS 12103 and considering the North line of said E1/2, (as monumented by a 3/4" rebar and 3-1/4" aluminum cap marked PS, INC., PLS 12103 at its East end), bearing assumed S.89°52'30"E., with all other bearings contained herein being relative thereto; thence along said North line, S.89°52'30"E., 131.69 feet to a point on the East line of Indian Claim No. 6; thence along said East line, S.1°36'47"E., 3745.24 feet to a point on the North bank of the Arkansas River as located on March 12, 1996; thence S.70°40'11"W., 221.96 feet to a point on the West line of said E1/2; thence along said West line, N.0°24'55"W., 3817.61 feet to the True Point of Beginning. All corners, unless otherwise noted, are monumented by 5/8" rebars and aluminum caps marked PS, INC., PLS 12103.

In the County of Crowley, State of Colorado.

**EXHIBIT "B"**  
**EXCEPTIONS TO TITLE**

Right of Way for public road, used for 25 years or more, and now maintained as a County Road, running South from Olney Springs to the Arkansas River, road meanders through Sections 7, & 18, Township 22 S., Range 58 West, as set forth in Affidavit, recorded Jan. 8, 1958 in Book 172 at Page 151, Rec. No. 113595.

Reservations in Patent, recorded Mar. 12, 1902 in Book 28 at Page 454, Rec. No. 26630 of the Otero County records (now Crowley County) as to ingress and egress.

Grant of Right of Way, dated Jan. 18, 1956 recorded in Book 164 at Page 578, Rec. No. 109898, to Southern Colorado Power Company, its successors and assigns to construct and maintain its line or lines for the transmission of electrical energy along a strip of land 75' in width, thru N $\frac{1}{4}$  NW $\frac{1}{4}$ , W $\frac{1}{2}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NE $\frac{1}{4}$  Sec. 15-22-58 W.

Easement granted to Arkansas Valley G. & T., Inc., its successors and assigns, to construct and maintain lines for transmission of electrical energy over a strip of land 100' in width in N $\frac{1}{2}$  Sec. 15-22-58 W, together with the right of ingress and egress, recorded in Book 202 at Page 19, Rec. No. 129253.

A Permanent Easement in Deed dated Jan. 31, 1984, and recorded in Book 226 at Page 999, Rec. No. 140125, in SE $\frac{1}{4}$  Sec. 14-22-58 W., for the purpose of construction and maintenance of a spur dike.

Reservations as to ingress and egress in deed recorded in Book 210 at Page 563, Rec. No. 131752.

Right of Way through Indian Claim #7 in Sec. 18, T. 22. S., R. 58 W, to Colorado Eastern Telephone and Telegraph, recorded Book 89 at Page 64 of the Otero County records (now Crowley County) .

All right, title or claim of any character by the United States, state, local government or by the public generally in and to any portion of the land lying within the current or former bed, or below the ordinary high water mark, or between the cut banks of the Arkansas River and Apishapa River; also any right of riparian water rights owners to the use and flow of the water and the consequence of any past or future change in the location of the bed of the Arkansas River or the banks of a stream navigable in fact or in law. Right of riparian water rights owners to the use and flow of the water. The consequence of any past or future change in the location of the bed.

Right of Way to The Colorado and Eastern Telephone and Telegraph Company, for the right to construct and maintain lines along N. line Indian Claim No. 8, thence E., as set forth in instrument dated April 26, 1907, and recorded as Rec. No. 57349 of the Otero County records (now Crowley County).

Right of Way, dated Feb. 18, 1920, recorded in Book 52 at Page 46, Rec. No. 20606, to The Arkansas Valley Railway Light and Power Company, being a right of way 10 feet in width, for the construction & operation of the pole line proposed to be constructed, for the purpose of transmitting electric current; it is agreed that in case the right of way is not used, the rights shall cease.

Reservation of an undivided one-half interest in and to all coal, oil, gas and other minerals, with the right of ingress and egress, in all of the Robert Bent Indian Claim in Sec. 14, 15, 22, & 23, in T. 22 S, R. 58 W, as shown in deed dated Jan. 4, 1954, recorded in Book 159 at Page 76, Rec. No. 106613; also in Lots 5, 6, 7, & 8 in Sec. 15; Lot 1 N. of River in Sec. 22; all that part of Indian Claim No. 8, lying E of the E line of Sec. 17 in T. 22 S., R. 58 W, as shown in deed dated Jan. 4, 1954, recorded in Book 159 at Page 79, Rec. No. 106614.

Rights in Patent, dated 3/16/1891, recorded in Book 36 at Page 387, Reception No. 14877, concerning Lots 1, 2, 3 and 4, NE $\frac{1}{4}$ NE $\frac{1}{4}$  Sec. 15, Twp. 22 S., Rg. 58 W.

Reservation of all minerals, ores and metals of any kind and character, and all coal, asphaltum, oil, gas or other like substance, with the right of ingress and egress, covering Lots 1,2, 3 & 4 in Sec. 16, T. 22, S., R. 58 W., as set forth in Patent, recorded in Book 164 at Page 315, Rec. No. 109480.

Restrictions as set forth in Patents, pertaining to ditches and canals, recorded in Book 52 at Page 560, Rec. No. 24209, Book 61 at Page 311, Rec. No. 27126, Book 6 at Page 331, Rec. No. 2828, and Book 28 at Page 440, Rec. No. 24196, of the Otero County records (now Crowley County), and in Book 197 at Page 79, Rec. No. 127936, Book 26 at Page 212, Rec. No. 9428, Book 68 at Page 327, Rec. No. 40610, Book 164 at Page 314, Rec. No. 109480, Book 23 at Page 1, Rec. No. 6987, Book 130 at Page 96, Rec. No. 115354, and Book 36 at Page 387, Rec. No. 14877 of the Crowley County records, also, in Book 26 at Page 39, Rec. No. 31178 of the Crowley County records.

Reservations and restrictions as set forth in deed recorded 8/28/1996 at Reception No. 151561.

Right of Way and Easement Agreement between Foxley Cattle Co. and Diamond Shamrock Pipeline Co., recorded 3/11/1994 at Reception No. 149193, re-recorded 7/3/1994 at Reception No. 149652.

Map of Baldwin Stubbs Ditch, recorded 4/22/2011 at Reception No. 80117 of the Otero County Records, (now Crowley County).

Deed of Conservation Easement from LUCAS M. LARSON in favor of THE GREENSLAND RESERVE, dated 12/28/2007 and recorded 12/31/2007 at Reception No. 164950.

Deed of Conservation Easement from CADE SPITZ in favor of THE GREENSLAND RESERVE, dated 12/28/2007 and recorded 12/31/2007 at Reception No. 164951.

Deed of Conservation Easement from DON AND LOU ANN FARHNI, LLC in favor of THE GREENSLAND RESERVE, dated 12/28/20107 and recorded 12/31/2007 at Reception No. 167952. Correction to Deed of Conservation Easement recorded 3/11/2008 at Reception No. 165112.

Deed of Conservation Easement from KYLE SPITZ in favor of THE GREENLANDS RESERVE, dated 12/28/2007 and recorded 12/31/2007 at Reception No. 164953.