

SPECIAL WARRANTY DEED

Lazy Two Ranch, LLC, a Colorado limited liability company, Grantor, whose address is P.O. Box 546 , Evansville, WY 82636, for the consideration of ten dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and adequacy of which is acknowledged, hereby sells and conveys to Connell Resources, Inc., whose legal address is 7785 Highland Meadows Parkway, #100, Fort Collins, CO 80528, Grantees, the following real property (the "Property") in the county of Weld, State of Colorado, to-wit:

THE NORTHWEST QUARTER AND THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 10 NORTH, RANGE
67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

together with all improvements, if any, and together with all rights, ways, privileges, and appurtenances pertaining thereto, including any right, title, and interest of Grantor in and to any streets, alleys, or rights-of-way adjoining the Property and all abutting properties and all easements and other appurtenances thereto, and all gravel, minerals or mineral rights on, in, under or that may be produced from the Property, including, but not limited to, all gravel, sand and other substances, coal, geothermal resources, and all other naturally occurring elements, compounds and substances, whether similar or dissimilar, organic or inorganic, metallic or non-metallic, in whatever form and whether occurring, found, extracted or removed in solid, liquid or gaseous state, or in combination, association or solution with other mineral or non-mineral substances, except as specifically reserved by Grantor herein.

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 Property;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto Grantees, and Grantees' successors and assigns forever. Grantor, for Grantor and Grantor's successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above bargained Property in the quiet and peaceable possession of Grantees, and Grantees' successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through, or under Grantor, except the following: taxes and assessments for 2020 and all matters set forth on Exhibit A attached hereto and incorporated here.

NOTWITHSTANDING THE FOREGOING, To the extent owned by Grantor, Grantor herein expressly excepts and reserves unto itself, its successors and assigns, all right, title and interest in and to all oil and gas rights under the Property. Grantor expressly waives all rights to use or damage the surface of the Property to access or extract such oil and gas and to exercise the rights reserved in this paragraph and, without limiting such waiver, Grantor's activities in extracting or otherwise dealing with the oil and gas shall not cause disturbance or subsidence of the surface of the Property or any improvements on the Property.

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

Lazy Two Ranch, LLC
a Colorado limited liability company

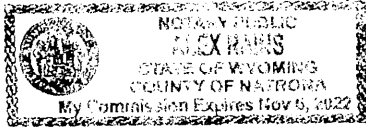
By: X James E. Morrison, Jr. Manager
James E. Morrison, Jr., Manager

STATE OF Wyoming
COUNTY OF Natrona ss.

The foregoing instrument was acknowledged before me this 21st day of February, 2020, by James E. Morrison, Jr., as Manager of Lazy Two Ranch, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: Nov 6, 2022



[Signature]
Notary Public

1. RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE **273**.

2. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED, RECORDED SEPTEMBER 05, 1946, IN BOOK 1187 AT PAGE **289**, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

3. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF RIGHT OF WAY RECORDED AUGUST 12, 1982 AT RECEPTION NO. **1900350**.

4. OIL AND GAS LEASE RECORDED SEPTEMBER 19, 2017 UNDER RECEPTION NO. **4336625** AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

5. ASSIGNMENT AND BILL OF SALE RECORDED OCTOBER 2, 2017 AT RECEPTION NO. **4340617**.

6. AMENDMENT TO OIL AND GAS LEASE RECORDED JANUARY 9, 2019 AT RECEPTION NO. **4458944**.