

**Recording Requested By And When
Recorded Mail To:**

Christopher C. Hurley, Esq.
IHC Scott, Inc.
10303 E. Dry Creek Rd., #300
Englewood, Colorado 80112

State Documentary Fee
Date
\$ 1,700.00

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is dated as of the 14th day of October, 2022, between GLOBAL ASSET RECOVERY, LLC., an Indiana limited liability company, whose street address is 6530 Constitution Drive, Fort Wayne, Indiana 46804 ("Grantor"), and IHC Scott, Inc., a Michigan corporation, whose street address is 10303 E. Dry Creek Rd., #300, Englewood, Colorado 80112 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, all of that certain real property in the County of Weld, State of Colorado that is legally described on Exhibit A attached hereto (the "Property").

TOGETHER with all and singular of Grantor's right, title and interest in and to easements, rights-of-way, development rights, appurtenances and hereditaments appertaining to or otherwise benefiting or used in connection thereof; and all water and water rights, all mineral rights for oil and gas (to the extent owned by Grantor), and all sand, gravel and rights in and to any sand and gravel located at, on or under the Property; 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 unto Grantee, its successors and assigns forever.

Grantor, for itself and its successors and assigns, does covenant and agree that it shall and will warrant and forever defend the Property in the quiet and peaceable possession by Grantee, its successors and assigns, against all and every person or persons who lawfully claims the whole or any part thereof, subject to those items set forth on Exhibit B attached hereto and incorporated herein.



25196166

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of
the day and year first written above.

GLOBAL ASSET RECOVERY, LLC

By:

Name:

Title:

STATE OF

COUNTY OF

)
) SS.
)

The foregoing instrument was acknowledged before me this 12 day of October,
2022, by Randall R Gust as Manager/Member of Global Asset Recovery,
LLC.

Witness my hand and official seal.

My commission expires:

Notary Public

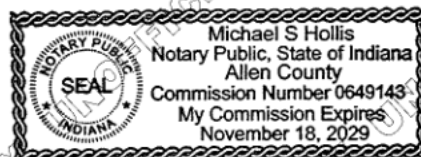


EXHIBIT A
To General Warranty Deed

LEGAL DESCRIPTION

PARCEL I:

LOT B, RECORDED EXEMPTION NO. 0961-04-1-RE1638, RECORDED NOVEMBER 30, 1994 AS RECEPTION NO. 2417257, BEING A PART OF THE NE 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL II:

ALL THAT PART OF THE NW 1/4 OF THE SE 1/4 LYING AND BEING NORTH OF THE EIGHTH STREET ROAD, AND ALL THAT PART OF THE WEST 245 FEET TO THE NE 1/4 OF THE SE 1/4 LYING NORTH OF THE EIGHTH STREET ROAD, ALL IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPT A TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS BY DEED MAY 9, 1956 IN BOOK 1450 AT PAGE 130 AND ALSO EXCEPT A TRACT OF LAND CONVEYED TO THE CITY OF GREELEY BY DEED RECORDED NOVEMBER 21, 1985 IN BOOK 1092 AT RECEPTION NO. 2032995

PARCEL III:

A tract of land located in the Northeast Quarter of Section 4, Township 5 North, Range 65 West of the 6th P.M., Weld County, Colorado, and being more particularly described as follows:

COMMENCING at the North Quarter corner and considering the West line of said Northeast quarter to bear South 00°24'25" West with all other bearings contained herein being relative thereto;

THENCE South 00°24'25" West a distance of 1150.00 feet along the West line of the Northeast quarter of said Section 4 to an existing fence line and the TRUE POINT OF BEGINNING;

THENCE along said fence line by the following Twelve (12) courses:

THENCE South 83°26'16" East a distance of 509.80 feet;
THENCE North 76°16'44" East a distance of 589.30 feet;
THENCE South 00°06'44" West a distance of 82.20 feet;
THENCE South 29°44'16" East a distance of 39.30 feet;
THENCE South 00°14'16" East a distance of 226.70 feet;
THENCE South 84°16'16" East a distance of 201.80 feet;
THENCE North 08°02'44" East a distance of 164.80 feet;

THENCE North 87°30'44" East a distance of 218.50 feet;
THENCE South 22°46'16" East a distance of 481.30 feet;
THENCE South 01°30'16" East a distance of 353.50 feet;
THENCE South 45°55'16" East a distance of 237.00 feet;
THENCE South 27°57'16" East a distance of 415.57 feet to a point on the South line of said
Northeast Quarter;
THENCE North 89°14'21" West a distance of 2112.20 feet along said South line to the
Southwest
corner of the Northeast Quarter of said Section 4;
THENCE North 00°24'25" East a distance of 1410.09 feet to the TRUE POINT OF
BEGINNING.

EXHIBIT B
To General Warranty Deed

Permitted Exceptions

1. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE OR PAYABLE.
2. 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. (AFFECTS ALL PARCELS)
3. RIGHT OF WAY FOR CANAL AS SET FORTH IN INSTRUMENT RECORDED OCTOBER 2, 1883 IN BOOK 76 AT PAGE 41. (AFFECTS ALL PARCELS)
4. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 16, 1875 IN BOOK 20 AT PAGE 27 (AFFECTS E1/2 NE1/4) AND RECORDED OCTOBER 23, 1882 IN BOOK 34 AT PAGE 142 (AFFECTS W1/2 NE1/4). (AFFECTS PARCELS 1 AND 2).
5. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 30, 1886, IN BOOK 34 AT PAGE 233. (AFFECTS PARCEL 3).
6. OIL AND GAS LEASE BETWEEN DAVIS FARMS, INC., AND THE COLTON COMPANY RECORDED MAY 07, 1981 UNDER RECEPTION NO. 1857111 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

NOTE: AFFIDAVIT OF EXTENSION BY PRODUCTION RECORDED SEPTEMBER 1, 2015 UNDER RECEPTION NO. 4138341;
DECLARATION OF POOLING AND UNIT DESIGNATION RECORDED SEPTEMBER 1, 2015 UNDER RECEPTION NO. 4138396;
AFFIDAVIT OF EXTENSION BY PRODUCTION RECORDED NOVEMBER 12, 2015 UNDER RECEPTION NO. 4157840;
AFFIDAVIT OF EXTENSION BY PRODUCTION RECORDED APRIL 22, 2020 UNDER RECEPTION NO. 4584572.

(AFFECTS PARCELS 1 AND 2)

7. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED NOVEMBER 21, 1985 UNDER RECEPTION NO. 2032997. (AFFECTS PARCEL 3).

8. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED NOVEMBER 21, 1985 UNDER RECEPTION NO. 2032998. (AFFECTS PARCEL 3).
9. TERMS, CONDITIONS AND PROVISIONS OF ACCESS PERMIT RECORDED NOVEMBER 21, 1985 UNDER RECEPTION NO. 2032998. (AFFECTS PARCEL 3).
10. OIL AND GAS LEASE BETWEEN W.S. HOWARD AND GEORGE T. ASHEN AND CONQUEST OIL COMPANY, RECORDED MAY 11, 1992 UNDER RECEPTION NO. 02287695 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

NOTE: AFFIDAVIT OF PRODUCTION AND EXTENSION OF LEASE RECORDED SEPTEMBER 1, 2015 UNDER RECEPTION NO. 4138341.
DECLARATION OF POOLING AND UNIT DESIGNATION RECORDED SEPTEMBER 1, 2015 UNDER RECEPTION NO. 4138398.
(AFFECTS PARCEL 3).

11. RIGHT OF WAY EASEMENT FOR PIPELINE OR PIPELINES FOR TRANSPORTATION OF OIL, GAS, PETROLEUM PRODUCTS WATER, AND ANY OTHER SUBSTANCES WHETHER FLUID OR SOLID, ANY PRODUCTS AND DERIVATIVES OF ANY OF THE FOREGOING, OR OTHER APPURTENANCES AS GRANTED TO ASSOCIATED NATURAL GAS IN INSTRUMENT RECORDED JULY 06, 1992 UNDER RECEPTION NO. 2294437. (AFFECTS PARCEL 1).
12. ALL INTEREST IN ALL OIL, GAS AND OTHER MINERALS LYING IN, ON OR UNDER SUBJECT PROPERTY AS CONVEYED IN INSTRUMENT RECORDED NOVEMBER 19, 1993 UNDER RECEPTION NO. 2360401. (AFFECTS PARCEL 3).
13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RECORDED EXEMPTION PLAT NO. 0961-04-1-RE1638 RECORDED NOVEMBER 30, 1994 AT RECEPTION NO. 2417257. (AFFECTS PARCEL 1).
14. EVIDENCE OF A 30 FOOT RIGHT OF WAY FOR WELD COUNTY ROAD 41 1/2 OVER THE WEST 30 FEET OF SUBJECT PROPERTY AS EVIDENCED BY EXEMPTION PLAT 0961-04-1-RE1638, RECORDED NOVEMBER 30, 1994 UNDER RECEPTION NO. 2417257. (AFFECTS PARCEL 2).
15. RESERVATION OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS OF ANY TYPE, AS SET FORTH IN WARRANTY DEED FROM STANLEY DAVIS AND MURIEL B. DAVIS, MAJORITY OF THE LAST SURVIVING BOARD OF DIRECTORS OF DAVIS FAMILY, INC., A COLORADO CORPORATION, AS GRANTORS TO DUST & DIRT EXCAVATING LLC, A COLORADO LIMITED LIABILITY COMPANY RECORDED DECEMBER 27, 1994 UNDER RECEPTION

NO. 2420316, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (AFFECTS PARCEL 2).

16. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT BY HS RESOURCES, INC. AS EVIDENCED BY INSTRUMENT RECORDED AUGUST 02, 2001 UNDER RECEPTION NO. 2871046. (AFFECTS PARCELS 1 AND 2).
17. RESERVATIONS AS SET FORTH IN DEED RECORDED AUGUST 7, 2001 UNDER RECEPTION NO. 2872335 (AFFECTS PARCEL 3).
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN MINING LEASE FOR "DERR" PROPERTY FOR SAND, GRAVEL AND AGGREGATE, BETWEEN DARWIN D. DERR AND BROKEN ARROW INVESTMENTS LLC, LESSOR AND BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY, COLORADO, LESSEE, AS SHOWN BY LEASE AGREEMENT RECORDED MAY 25, 2004 UNDER RECEPTION NO. 3183082. SECOND AMENDED MINING LEASE FOR "DERR" PROPERTY RECORDED SEPTEMBER 23, 2004 UNDER RECEPTION NO. 3221799. (AFFECTS PARCEL 2).
19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE LAND SURVEY PLAT RECORDED JUNE 05, 2006 UNDER RECEPTION NO. 3393626. (AFFECTS PARCEL 2).
20. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR NOTIFICATION BY NOBLE ENERGY, INC, NOBLE ENERGY PRODUCTION, INC. SOCO WATTENBERG CORPORATION AND UNITED STATES EXPLORATION, INC. RECORDED OCTOBER 15, 2007 AT RECEPTION NO. 3511023. (AFFECTS PARCELS 1 AND 2).
21. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT BY KERR-MCGEE OIL & GAS ONSORE LP AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 21, 2007 UNDER RECEPTION NO. 3525268. (AFFECTS PARCELS 1 AND 2).
22. EASEMENT GRANTED TO DCP MIDSTREAM, LP, FOR 50 FOOT NON EXCLUSIVE PIPELINE RIGHT OF WAY GRANT, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED JANUARY 16, 2008, UNDER RECEPTION NO. 3529312. (AFFECTS PARCEL 3).
23. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN SURFACE USE AGREEMENT BY AND BETWEEN KERR-MCGEE OIL & GAS ONSHORE LP AND BROKEN ARROW INVESTMENTS, LLC AND DUST & DIRT EXCAVATING, LLC RECORDED APRIL 30, 2009 UNDER RECEPTION NO. 3619655. (AFFECTS PARCEL 2).

24. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF WELD COUNTY RECORDED APRIL 30, 2010 UNDER RECEPTION NO. 3690128. (AFFECTS PARCEL 2).
25. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE USR 1660 DUST AND DIRT EXCAVATING, LLC, DERR GRAVEL PIT RECORDED MAY 06, 2010 UNDER RECEPTION NO. 3691678. (AFFECTS PARCEL 2).
26. RESERVATION OF ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS BY NOFFSINGER= MANUFACTURING CO., INC. AS SET FORTH IN WARRANTY DEED RECORDED DECEMBER 26, 2012 UNDER RECEPTION NO. 3898553, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (AFFECTS PARCEL 1).
27. ANY AND ALL MINERAL RIGHTS OWNED BY 2025 INVESTMENTS, LLC ARE EXCLUDED FROM SUBJECT PROPERTY AS RESERVED IN INSTRUMENT RECORDED JUNE 30, 2014 UNDER RECEPTION NO. 4027207. (AFFECTS PARCEL 3).
28. TERMS, CONDITIONS, PROVISIONS, EASEMENT AND RESERVATIONS BY SORIN NATURAL RESOURCE PARTNERS, LLC IN DEED RECORDED AUGUST 20, 2015 UNDER RECEPTION NO. 4135284. (AFFECTS PARCEL 1).
29. TERMS, CONDITIONS AND PROVISIONS OF DRY-UP COVENANT AND EASEMENT AGREEMENT BY AND BETWEEN GLOBAL ASSET RECOVERY, LLC AND SORIN NATURAL RESOURCES PARTNERS RECORDED AUGUST 20, 2015 UNDER RECEPTION NO. 4135285. (AFFECTS PARCEL 1).
30. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RECORDED EXEMPTION NO. 0916-04-1RECX16-0165 RECORDED NOVEMBER 01, 2017 UNDER RECEPTION NO. 4348861. (AFFECTS PARCEL 2).
31. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE MAP OF USE BY SPECIAL REVIEW NO. 1MUSR16-08-1660 RECORDED NOVEMBER 01, 2017 UNDER RECEPTION NO. 4348863. (AFFECTS PARCEL 2).
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN STATEMENT OF EASEMENTS AND RESTRICTIVE COVENANTS RECORDED SEPTEMBER 12, 2018 UNDER RECEPTION NO. 4430289. RE-RECORDED JUNE 27, 2019 UNDER RECEPTION NO. 4501257. (AFFECTS PARCEL 2).

33. TERMS, CONDITIONS AND PROVISIONS OF ZONING MAP RECORDED DECEMBER 04, 2019 UNDER RECEPTION NO. 4546891. (AFFECTS PARCELS 1 AND 2).
34. EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO, FOR UTILITY LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 07, 2020, UNDER RECEPTION NO. 4588646. (AFFECTS PARCEL 2).
35. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE MAP OF 2MJUSR19-08-1660 BROKEN ARROW INVESTMENT, LLC DERR GRAVEL PIT RECORDED FEBRUARY 04, 2021 UNDER RECEPTION NO. 4686152. (AFFECTS PARCELS 1 AND 2).
36. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT DEED AND AGREEMENT RECORDED SEPTEMBER 29, 2022 UNDER RECEPTION NO. 4858345. (AFFECTS PARCELS 2 AND 3).
37. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TEMPORARY CONSTRUCTION EASEMENT RECORDED SEPTEMBER 29, 2022 UNDER RECEPTION NO. 4858346. (AFFECTS ALL PARCELS).
38. ANY INCREASE OR DECREASE IN THE AREA OF THE LAND AND ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY OR CAUSED BY ACCRETION OR RELICTION, WHETHER NATURAL OR ARTIFICIAL; AND THE EFFECT OF THE GAIN OR LOSS OF AREA BY ACCRETION OR RELICTION UPON THE MARKETABILITY OF THE TITLE OF THE LAND.
39. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON A.L.T.A./N.S.P.S. LAND TITLE SURVEY CERTIFIED OCTOBER 06, 2022 PREPARED BY PWSI LAND SURVEYORS, JOB #2022-072: FENCE LINES ARE NOT COINCIDENT WITH PROPERTY LINES.