

Ex. 1

**BARGAIN AND SALE DEED**

**CONVENIENCE DEED ONLY  
NO STATE DOC FEE REQUIRED**

4LG LLC, a Colorado limited liability company (Grantor), whose street address is 505 Main, Brush, CO 80703, County of Morgan, and State of Colorado for the consideration of Ten dollars, (\$10.00), in hand paid, hereby sells and conveys to SWM Equipment, LLC, a Texas limited liability company as to an undivided 40% interest, whose address is c/o Richard Stokes, 3409 Montclair Drive, Sherman, TX 75092, Richard Stokes as to an undivided 20% interest, whose address is 3409 Montclair Drive, Sherman, TX 75092, Eddie Stokes, as to an undivided 20% interest, whose address is 380 County Road 3777, Bloomburg, TX 75556-1940; and Chad Hrbek, as to an undivided 20% interest, whose address is 844 Greenwood Road, Sidney, NE 69162 as tenants in common, the following real property in the County of Arapahoe and State of Colorado, to wit: See Exhibit A attached hereto and incorporated herein.

known as No. 6606 S County Road 213, Deer Trail, CO 80105,  
with all its appurtenances (Property).

Signed effective as of the 28<sup>th</sup> day of December, 2023.

**GRANTOR:**

4LG LLC,  
a Colorado limited liability company

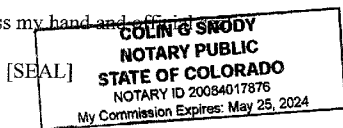
By: Richard Stokes  
Richard Stokes, Member

STATE OF TEXAS )  
 )ss  
COUNTY OF DENVER )

This instrument was acknowledged before me this 28<sup>th</sup> day of December, 2023 by Richard Stokes as the Member of 4LG LLC, a Colorado limited liability company.

My commission expires: 5/25/2024

Witness my hand and official



[Signature]  
Notary Public

**EXHIBIT A**  
Legal Description

THAT PART OF THE WEST ONE-HALF OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 60 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO,

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID WEST ONE-HALF OF SECTION 24;

THENCE NORTH 89 DEGREES 38 MINUTES 19 SECONDS EAST ALONG THE SOUTH LINE OF SAID WEST ONE-HALF OF SECTION 24, A DISTANCE OF 30.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 213, AND THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 41 MINUTES 59 SECONDS EAST AND PARALLEL WITH THE WEST LINE OF THE WEST ONE-HALF OF SECTION 24 AND ALONG THE EAST RIGHT-OF-WAY OF COUNTY ROAD 213, A DISTANCE OF 1398.92 FEET;

THENCE SOUTH 88 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 986.40 FEET;

THENCE NORTH 01 DEGREES 41 MINUTES 59 SECONDS EAST, A DISTANCE OF 1500.00 FEET;

THENCE NORTH 88 DEGREES 18 MINUTES 01 SECONDS WEST, A DISTANCE OF 986.40 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 213;

THENCE NORTH 01 DEGREES 41 MINUTES 59 SECONDS EAST AND PARALLEL WITH THE WEST LINE OF THE WEST ONE-HALF OF SECTION 24, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 986.40 FEET;

THENCE SOUTH 36 DEGREES 31 MINUTES 17 SECONDS EAST, A DISTANCE OF 968.88 FEET;

THENCE SOUTH 03 DEGREES 45 MINUTES 02 SECONDS WEST, A DISTANCE OF 619.16 FEET;

THENCE NORTH 77 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 31.00 FEET;

THENCE SOUTH 01 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 1499.41 FEET TO A POINT ON THE SOUTH LINE OF THE WEST ONE-HALF OF SECTION 24;

THENCE SOUTH 89 DEGREES 38 MINUTES 19 SECONDS WEST ALONG THE SOUTH LINE OF THE WEST ONE-HALF OF SECTION 24, A DISTANCE OF 1594.72 FEET TO THE POINT OF BEGINNING.