

Ex. 2

SPECIAL WARRANTY DEED

Doc Fee \$90.00

THIS DEED, is effective as of the 1st day of January, 2024 between SWM Equipment, LLC, a Texas limited liability company as to an undivided 40% interest, Richard Stokes as to an undivided 20% interest, Eddie Stokes, as to an undivided 20% interest; and Chad Hrbek, as to an undivided 20% interest, as tenants in common (collectively, "**Grantors**"), and J.L.C. Investments, LLC, a Colorado limited liability company ("**Grantee**") whose legal address is: 1741 W. 112th Ave., Westminster, CO 80234, of the County of Adams, State of Colorado, Grantee,

WITNESSETH, that the Grantors, for and in consideration of the sum of Nine Hundred Thousand Dollars (\$900,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey, and confirm, unto the Grantee its successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Arapahoe and State of Colorado, described as follows:

See Exhibit A attached hereto and incorporated herein.

known by street and number as: 6606 S County Road 213, Deer Trail, CO 80105.

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 the Grantors, 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, its successors and assigns forever. The Grantors, for themselves and their respective heirs, successors and assigns, do covenant, grant, bargain, and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantors, except those exceptions set forth on Exhibit B attached hereto and incorporated herein.


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

[SIGNATURE PAGES TO FOLLOW]

70525433



Notary Public



Notary Public

Chad Hrbek, Individually

STATE OF COLORADO

CITY AND COUNTY OF DENVER

This instrument was acknowledged before me this 28th day of December, 2023 by Chad Hrbek.

My commission expires: 5/25/2024

Witness my hand and official seal.

[SEAL]

Notary Public

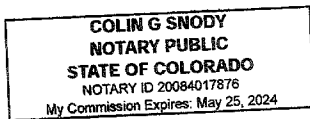


EXHIBIT A
Legal Description

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.

EXHIBIT B

Exceptions

- ANY LIENS OR FUTURE LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF J.L.C. INVESTMENTS, LLC.
- TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- EXISTING LEASES AND TENANCIES, IF ANY.
- RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 02, 1920 IN BOOK 128 AT PAGE 210.
- RESERVATIONS AS CONTAINED IN WARRANTY DEED RECORDED FEBRUARY 6, 1963 IN BOOK 1407 AT PAGE 14.
- ALL MINERALS, INCLUDING BUT NOT LIMITED TO THOSE SET FORTH IN INSTRUMENT RECORDED MARCH 30, 1966 IN BOOK 1658 AT PAGE 50, AND EASEMENTS AS SET FORTH THEREIN.
- ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE DEER TRAIL FIRE PROTECTION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED NOVEMBER 09, 1967, IN BOOK 1734 AT PAGE 627 AND RECORDED NOVEMBER 10, 1967 IN BOOK 1735 AT PAGE 31.
- UTILITY EASEMENT AS GRANTED TO INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION IN INSTRUMENT RECORDED MARCH 24, 1980, IN BOOK 3190 AT PAGE 106.
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN APPURTENANT EASEMENT ACCESS RECORDED JUNE 28, 2016 UNDER RECEPTION NO. D6067923.
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON LAND SURVEY PLAT CERTIFIED MARCH 10, 2021 PREPARED BY COTTONWOOD SURVEYING AND ASSOCIATE, INC., JOB #2021-11.
- ALSO EXCEPTING (A) LOCATIONS OF ANY FENCES NOT COINCIDENT WITH LOT LINES; (B) RIGHTS OF OTHERS, IF ANY, TO TRAVEL ALONG ROAD; (C) UTILITIES LYING UPON THE PROPERTY WITHOUT BENEFIT OF APPARENT RECORDED EASEMENT.