

BARGAIN AND SALE DEED AND ASSIGNMENT (WATER RIGHTS)

THIS BARGAIN AND SALE DEED is made this 3rd day of August, 2021, between **Darrel W. Camilletti and Carol L. Camilletti**, whose address is 2419 East Victory Way, Craig, CO 81625 ("Grantors"), and **Feathered Elk Ranch, LLC**, a Colorado limited liability company whose street address is 508 Smith Street, Fort Collins, CO 80524 ("Grantee").

GRANTORS, for the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sell and convey to Grantee, the water and water rights associated with the real property in Routt County, Colorado described in **EXHIBIT A** attached hereto and incorporated by reference (the "Property") as well as any and all adjudicated, unadjudicated, pending and inchoate water rights ditches and ditch rights, reservoir and reservoir rights, wells and well rights, pending or existing well permits, springs and spring rights, wastewater and seepage, and storage structure rights, and any other types of rights to the ownership of water, tributary, non-tributary, and not non-tributary water underlying, appurtenant to, or historically used upon the Property including but not limited to:

1. 3.33 cfs in the Yeast Feeder Ditch with a Priority Date of July 31, 1900, Priority No. 86aaaa, Decree Date: June 29, 1915;
2. 301.27 acre feet of water of the James Marion Yeast Reservoir with a Priority Date of July 31, 1900, Priority No. 86aa, Decree Date: June 29, 1915;
3. 2.0 cfs in the McSweeney Ditch with a Priority Date of May 1, 1915, Priority No. N/A, Adjudicated in Case No. 86CW101 Water Division No. 6; and
4. Well Permit No. 297555.

TOGETHER WITH any and all easements and rights-of-way, temporary impoundments, embankments, flumes, headgates, measuring devices, pumps, pump houses, motors, pipelines or ponds beneficially used for or on the Property to the extent owned by Grantors.

IN WITNESS WHEREOF, the Grantors have executed this deed and assignment on the date set forth above.

Signatures Follow

* Upon recording, please return to:
Holsinger Law, LLC
1800 Glenarm Place, Suite 500
Denver, CO 80202

1 of 3

* Return: ~~Grantee~~

GRANTORS

Darrel W. Camilletti
Darrel W. Camilletti

Carol L. Camilletti
Carol L. Camilletti

STATE OF COLORADO)

COUNTY OF *Routt*)

)ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this *3* day of *August*, 2021, by Darrel W. Camilletti and Carol L. Camilletti, Grantors.

Witness my hand and official seal.

My Commission expires:

3/2/2025

K. Ascher
Notary Public

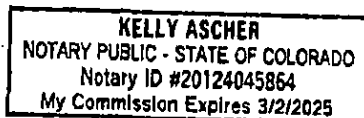


EXHIBIT A
LEGAL DESCRIPTION:

PARCEL A:

Township 4 North, Range 87 West of the 6th P.M.

Section 19: E1/2SW1/4, S1/2SE1/4, Lot 4, SE1/4NE1/4

Section 20: NW1/4, W1/2E1/2, W1/2SW1/4, SE1/4SW1/4, NE1/4SW1/4

Section 30: N1/2NE1/4, NE1/4NW1/4

EXCEPT THE FOLLOWING TRACTS OF LAND;

Tract A:

Being a portion of Lot 4, (SW1/4SW1/4) Section 19, Township 4 North, Range 87 West of the 6th P.M. Beginning at the SW corner of said Section 19, Station 56 of the survey, thence north along the Range Line between Townships 4 North, Ranges 87 and 88 West of the 6th P.M., a distance of 1320 feet, more or less, to the 1/16 Corner Station 63; thence east 650 feet, more or less, to the west side of County Road No. 37A, Station 65; thence along the west side of said road S 15°45' W 412 feet to Station 67; thence S 6°40' W 340 feet to Station 68; thence S 15°00' E 615 feet, more or less, to Station 66 on the south line of said Section 19; thence west along said south line of said Section 19, 650 feet, more or less, to the SW corner of said Section 19, Station 56 and place of beginning.

Tract B:

Being a portion of the NE1/4NW1/4 of Section 30, Township 4 North, Range 87 West of the 6th P.M. Beginning at the SW Corner of said subdivision, Station 77; thence N 1060 feet, more or less, to the south side of County Road No. 29 at Station 76; thence S 71°32' E 283 feet to Station 75; thence S 86°00' E 240 feet to Station 74; thence S 54°25' E 294 feet to Station 73; thence S 84°50' E 420 feet to Station 72; thence S 54°52' E 203 feet, more or less, to Station 71A; thence S 630 feet along the east line of said subdivision to the SE Corner of said subdivision; thence W 1320 feet, more or less, along the south line of said subdivision, the SW Corner of said subdivision.

Tract C:

Being a portion of the NW1/4NE1/4 of Section 30, Township 4 North, Range 87 West of the 6th P.M. Beginning at the SW Corner of said subdivision; thence N 630 feet, more or less, to the south line of County Road No. 29, Station 71A; thence S 54°52' E 95 feet to Station 71; thence S 33°32' E 480 feet to Station 70; thence S 63°47' E 406 feet, more or less, to the south line of said subdivision at Station 69; thence west along said south line 710 feet, more or less, to place of beginning, being the SW Corner of said subdivision and the SE Corner of Tract B.

PARCEL B:

Township 4 North, Range 87 West of the 6th P.M.

Section 17: SW1/4SW1/4

Section 18: S1/2SE1/4, SE1/4SW1/4

Section 19: Lot 1, E1/2NW1/4, W1/2NE1/4, N1/2SE1/4, NE1/4NE1/4

EXCEPT THE FOLLOWING TRACT OF LAND:

Being a portion of SE1/4SE1/4 Section 18, Township 4 North, Range 87 West of the 6th P.M. Beginning at a point from whence the SE Corner of said Section 18, bears S 74°53' E a distance of 746 feet. Thence N 27°30' E a distance of 36 feet; thence N 3°00' E a distance of 202 feet; thence N 87°00' W a distance of 188 feet; thence S 3° 00' W a distance of 234 feet; thence S 87°00' E a distance of 174 feet to the place of beginning.

County of Routt, State of Colorado