

AFTER RECORDING RETURN TO:

SAV Land Holdings West LLC
233 Park Avenue, Suite 201
Minneapolis, Minnesota 55415

SPECIAL WARRANTY DEED

THIS DEED, made this 29th day of December, 2021, is between Hilltop at DIA, LLC, a Colorado limited liability company ("Grantor"), and SAV Land Holdings West LLC, a Delaware limited liability company ("Grantee"), whose street address is 233 Park Avenue, Suite 201, Minneapolis, Minnesota 55415.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 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 the Grantee, its successors, transferees and assigns forever, the real property (the "Property"), situated, lying and being in the County of Adams, State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

EXCEPTING all right, title and interest in all oil, gas and other minerals in, on and under the Property.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, Grantees' heirs, successors and assigns forever. The Grantor, for itself, its successors and assigns does covenant and agree that the above-bargained premises are free from all encumbrances made by Grantor except as disclosed by Grantor to Grantee, and that except for those matters described, Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, Grantees' heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor, except and subject to the matters set forth on EXHIBIT "B" attached hereto and incorporated herein.

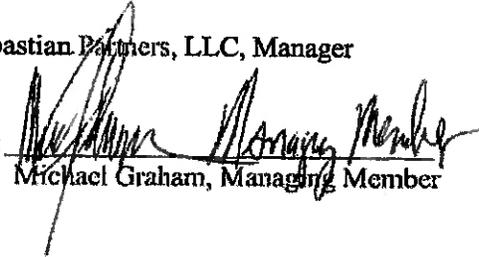
[Signature page follows]

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed on the day and year first above written.

GRANTOR:

HILLTOP AT DIA, LLC,
a Colorado limited liability company

By: Sebastian Partners, LLC, Manager

By: 
Michael Graham, Managing Member

California
STATE OF COLORADO *JH*)
CITY AND COUNTY OF DENVER *JH*) ss.
County of Los Angeles)

On Dec. 29, 2021, before me, Teresa D. Scott, a Notary Public, personally appeared Michael Graham, the manager of Sebastian Partners, LLC, which is the manager of Hilltop at DIA, LLC, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature



(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

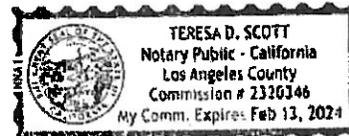
On Dec. 29, 2021 before me, Teresa D. Scott, Notary Public
(insert name and title of the officer)

personally appeared Michael Graham
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa D. Scott (Seal)



Special Warranty Deed

EXHIBIT "A"

(Legal Description)

The NW ¹/₄ of Section 12, Township 3 South, Range 66 West of the 6th P.M., except roads and highways along Section line as excepted in Deed recorded May 13, 1944 in Book 298 at Page 84; and Except that portion thereof conveyed to the City and County of Denver by Deed recorded February 18, 1983 in Book 2719 at Page 830; and Except that portion thereof conveyed to the City and County of Denver by Deed recorded February 23, 1990 in Book 3650 at Page 86; and Except that portion thereof conveyed to the City of Aurora by Deed recorded July 11, 2000 in Book 6185 at Page 251; and Except any portion thereof platted as Hilltop Communications Subdivision Filing No. L, and except those portions conveyed to City of Aurora in Deed recorded July 11, 2000 at Reception No. C0688514.

County of Adams, State of Colorado.

EXHIBIT "B"

(Exceptions)

Nos. 1-8 Intentionally deleted.

9. Reservations of (1) right of proprietor of any penetrating vein or lode to extract his ore; and (2) right of way for any ditches or canals constructed by authority of United States, in U.S. Patent recorded January 30, 1897 in Book A67 at Page 255.
10. Any interest in all oil, gas and other mineral rights, as reserved in Deed recorded May 23, 1944 in Book 298 at Page 84 and any and all assignments thereof or interests therein.
11. Easement and right of way for ditches and reservoir sites as disclosed in Deed recorded May 23, 1944 in Book 298 at Page 84.
12. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 91-50 for Annexation as set forth below:

Recording Date: August 1, 1991
Recording No.: Reception No. B1014828

Annexation Map recorded in conjunction therewith August 1, 1991 at Reception No. B1014829.
13. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 91-51, regarding zoning as set forth below:

Recording Date: August 1, 1991
Recording No.: Reception No. B1014830
14. Terms, conditions, provisions, agreements and obligations contained in the Moffitt-General Development Plan as set forth below:

Recording Date: August 1, 1991
Recording No.: Reception No. B1014831
15. Terms, conditions, provisions, agreements and obligations contained in the Agreement as set forth below:

Recording Date: August 27, 1991
Recording No.: Book 3810 at Page 418
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Service Co
Purpose: utilities
Recording Date: March 17, 1992
Recording No: Book 3878 at Page 942
17. Terms, conditions, provisions, agreements and obligations contained in the Resolution of the Board of Directors of the E-470 Public Highway Authority Regarding the Inclusion of Arapahoe County and Adams County Property as set forth below:

Recording Date: October 29, 1993

Recording No.: Reception No. B1188683

Amendment to Certificate of Organization for the E-470 Public Highway Authority:

Recording Date: December 19, 1995
Recording No.: Reception No. C0132005

- 18. Intentionally deleted.
- 19. Intentionally deleted.
- 20. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 2000-90 as set forth below:

Recording Date: September 29, 2000
Recording No.: Reception No. C0716047

- 21. Intentionally Deleted
- 22. Terms, conditions, provisions, agreements, easements and obligations and easements contained in the Utility and Public Access Easement as set forth below:

Recording Date: July 11, 2000
Recording No.: Reception No. C0688513

- 23. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement with Liberty Wirestar, Inc. as set forth below:

Recording Date: June 11, 2001
Recording No.: Reception No. C0812368

- 24. Notes, easements and any other matters as shown or set forth on Plat of Land Title Survey recorded December 12, 2017 at Reception No. 2017000109009.

- 25. Any taxes or assessments by reason of the inclusion of the Land in the Hilltop at DIA Metropolitan District No. 1, as evidenced by instrument as set forth below:

Recording Date: December 19, 2017
Recording No.: Reception No. 2017000111402
Special District Public Disclosure:

Recording Date: December 19, 2017
Recording No.: Reception No. 2017000111403

Disclosure Notice:

Recording Date: January 16, 2018
Recording No.: Reception No. 2018000004552

Hilltop at DIA Metropolitan District No. 1 (LGID#: 66843) Map Filing:

Recording Date: December 26, 2018
Recording No.: Reception No. 2018000102217

Disclosure Notice:

Recording Date: January 8, 2019

Recording No.: Reception No. 201900002001

26. Any taxes or assessments by reason of the inclusion of the Land in the Hilltop at DIA Metropolitan District No. 3, as evidenced by instrument as set forth below:

Recording Date: December 19, 2017
Recording No.: Reception No. 201700111404

Special District Public Disclosure:

Recording Date: December 19, 2017
Recording No.: Reception No. 2017000111405

Disclosure Notice:

Recording Date: January 16, 2018
Recording No.: Reception No. 2018000004577

Hilltop at DIA Metropolitan District No. 3 (LGID#: 66845) Map Filing:

Recording Date: December 26, 2018
Recording No.: Reception No. 2018000102216

Disclosure Notice:

Recording Date: January 8, 2019
Recording No.: Reception No. 2019000002000

27. Any taxes or assessments by reason of the inclusion of the Land in the Hilltop at DIA Metropolitan District No. 2, as evidenced by instrument as set forth below:

Recording Date: December 19, 2017
Recording No.: Reception No. 2017000111429

Special District Public Disclosure:

Recording Date: December 19, 2017
Recording No.: Reception No. 2017000111430

Disclosure Notice:

Recording Date: January 16, 2018
Recording No.: Reception No. 2018000004551

Hilltop at DIA Metropolitan District No. 2 (LGID#: 66844) Map Filing:

Recording Date: December 26, 2018
Recording No.: Reception No. 2018000102225

Disclosure Notice:

Recording Date: January 8, 2019
Recording No.: Reception No. 2019000001999

28. Mineral rights as evidenced and/or conveyed in the following instruments, and any and all assignments thereof or interests therein, as set forth below:

Recording Date: March 2, 2018

Recording No.: Reception No. 2018000017670

Recording Date: August 6, 2018

Recording No.: Reception No. 2018000063356 and Reception No. 2018000063357 and Reception No. 2018000063358 and Reception No. 2018000063388 and Reception No. 2018000063389 and Reception No. 2018000063401

Recording Date: August 30, 2018

Recording No.: Reception No. 2018000070645

Recording Date: September 5, 2018

Recording No.: Reception No. 2018000072267

Recording Date: November 5, 2018

Recording No.: Reception No. 2018000089415

29. Reservations of all oil, gas and other minerals in, on and under the property as evidenced in Special Warranty Deed recorded March 2, 2018 at Reception No. 2018000017671.
30. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: August 6, 2018

Recording No.: Reception No. 2018000063390, and any and all assignments thereof or interests therein

Assignment of Oil and Gas Leases:

Recording Date: March 3, 2020

Recording No.: Reception No. 2020000020628

31. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: August 6, 2018

Recording No.: Reception No. 2018000063404, and any and all assignments thereof or interests therein

Assignment of Oil and Gas Leases:

Recording Date: March 3, 2020

Recording No.: Reception No. 2020000020628

32. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: August 23, 2018

Recording No.: Reception No. 2018000068356, and any and all assignments thereof or interests therein

33. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: August 23, 2018

Recording No.: Reception No. 2018000068357, and any and all assignments thereof or interests therein

34. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: September 5, 2018

Recording No.: Reception No. 2018000072268, and any and all assignments thereof or interests therein

Assignment of Oil and Gas Leases:

Recording Date: March 3, 2020

Recording No.: Reception No. 2020000020628

35. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: September 5, 2018

Recording No.: Reception No. 2018000072269, and any and all assignments thereof or interests therein

Assignment of Oil and Gas Leases:

Recording Date: March 3, 2020

Recording No.: Reception No. 2020000020628

36. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: September 5, 2018

Recording No.: Reception No. 2018000072270, and any and all assignments thereof or interests therein

Assignment of Oil and Gas Leases:

Recording Date: March 3, 2020

Recording No.: Reception No. 2020000020628

37. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: September 5, 2018

Recording No.: Reception No. 2018000072271, and any and all assignments thereof or interests therein

Assignment of Oil and Gas Leases:

Recording Date: March 3, 2020

Recording No.: Reception No. 2020000020628

38. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Oil & Gas Lease asset forth below:

Recording Date: September 13, 2018

Recording No.: Reception No. 2018000074642, and any and all assignments thereof or interests therein

39. Terms, conditions, provisions, agreements and obligations contained in the Oil and Gas Lease as set forth below:

Recording Date: September 14, 2018

Recording No.: Reception No. 20180000074997, and any and all assignments thereof or interests therein

40. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement as set forth below:

Recording Date: October 12, 2018

Recording No.: Reception No. 2018000082911

41. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement as set forth below:

Recording Date: October 12, 2018

Recording No.: Reception No. 2018000082936

42. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement as set forth below:

Recording Date: October 17, 2018

Recording No.: Reception No. 2018000084257

43. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Agreement as set forth below:

Recording Date: April 15, 2020

Recording No.: Reception No. 202000034688

44. Terms, conditions, provisions, agreements and obligations contained in the Memorandum of Dedication under Amended and Restated Gas Gathering, Processing and Purchase Agreement as set forth below:

Recording Date: February 3, 2021

Recording No.: Reception No. 2021000012928