



SPECIAL WARRANTY DEED

THIS DEED, is made this 23 day of June 2011, between Ante Peros and Virginia S. Peros grantors, and the Sylvan Lakes Metropolitan District, having a legal address of PO Box 156, Leadville, CO 80461 of the County of Lake, State of Colorado, grantee B156



WITNESS, that the grantors, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell convey and confirm unto the grantee, its heirs and assigns forever, all the real property and water rights, together with improvements, if any situate, lying and being in the County Lake and State of Colorado, described as follows:



Any and all of grantors' interest in the following water right located in Lake County, Colorado, together with all structures, diversions and consumptive use associated with and appurtenant to said water right:

The Hartner Ditch No. 2 in the amount of 2.98 cfs as adjudicated in Case No. 3053 of the Chaffee County District Court on January 18, 1932 with an appropriation date of July 1, 1926

TOGETHER, with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, 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 heirs and assigns forever The grantors, for themselves and their heirs, personal representatives, successors and assigns do covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantors.

IN WITNESS WHEREOF, the grantors have executed this Special Warranty Deed on the date set forth above

By: 
Ante Peros
By: 
Virginia S. Peros

STATE OF COLORADO)
) ss.
COUNTY OF LAKE)

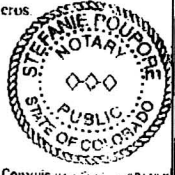
The foregoing instrument was acknowledged before me this 23 day of June, 2011, by Ante Peros

My commission expires: _____
Witness my hand and official seal.

STATE OF COLORADO)
) ss.
COUNTY OF LAKE)

The foregoing instrument was acknowledged before me this 23 day of June, 2011, by Virginia S. Peros.

My commission expires: _____
Witness my hand and official seal.



My Commission Expires 08/05/2013



My Commission Expires 08/05/2013

94-1460



WARRANTY DEED

STATE DOCUMENTARY FEE

\$ 11.20
LAKE COUNTY, COLORADO

THIS DEED, is dated the 23rd day of June, 2011, and is made between

Ante Peros and Virginia S. Peros

(whether one, or more than one), the "Grantor," of the County of Lake and State of Colorado, and

Sylvan Lakes Metropolitan District

(whether one, or more than one), the "Grantee," whose legal address is: P. O. Box 150, Leadville CO 80461 of the County of Lake and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of (\$10.00) Ten dollars and Zero cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with improvements thereon, located in the County of Lake and State of Colorado described as follows:

Outlet C and Outlet A as shown on the Final Plat of Ranche Dominga Subdivision II filed for record December 29, 2010 at Reception No. 355744, Lake County, Colorado records.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anyway appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, 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 and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns, that at the time of the enclosing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

General taxes for the year 2011 and subsequent years; free and clear of all liens for special improvements installed as of the date of Grantee signature on the contract to buy and sell the real property relating to the above described real property herein, whether assessed or not; except distribution utility easements, including cable TV; except those matters reflected by the Title Documents accepted by Grantee in accordance with subsection 8(a), except those rights, if any, of third parties in the Property not shown by the public records in accordance with subsection 8(b); and subject to building and zoning regulations

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacant street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof

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

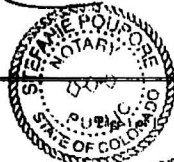
Ante Peros
Ante Peros

Virginia S. Peros
Virginia S. Peros

State of Colorado)
) ss.
County of Lake)

The foregoing instrument was acknowledged before me this 23rd day of June, 2011, by Ante Peros and Virginia S. Peros

[Signature]
Witness my hand and official seal.
Notary Public:
My commission expires:



9/14/11