



C3 Real Estate Solutions, LLC
2720 Council Tree Ave. #178
Fort Collins, CO 80525

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
 (SWA35-8-10) (Mandatory 1-11)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**SOURCE OF WATER ADDENDUM
 TO CONTRACT TO BUY AND SELL REAL ESTATE**

Date: *May 26, 2024*

1. ADDENDUM TO CONTRACT TO BUY AND SELL REAL ESTATE. This Source of Water Addendum (Addendum) is made a part of that Contract to Buy and Sell Real Estate between Seller and Buyer dated _____ (Contract), for the purchase and sale of the Property

known as No. 981 Cedar Creek Road Drake CO 80515
 Street Address City State Zip

2. SOURCE OF POTABLE WATER. Seller discloses the following information for the source of potable water for the Property:

[Select and complete 1, 2 or 3 as applicable.]

2.1. The Property's source of water is a Well. Well Permit #: *279801*
 If a well is the source of water for the Property, a copy of the current Well Permit
 Is Is Not attached.

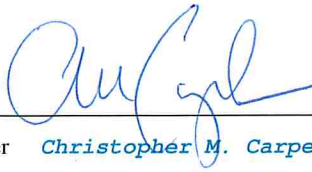
2.2 The Water Provider for the Property can be contacted at:
 Name: _____
 Address: _____
 Web Site: _____
 Phone No.: _____

2.3. There is neither a Well nor a Water Provider for the Property. The source of water for the Property is [describe source]:

NOTE TO BUYER: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

 Buyer Date

 Buyer Date



Seller *Christopher M. Carpenter*

5-26-2024

Date



Seller *LauraJane O. Baur*

5/26/2024

Date

43

Form No. GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

1099

WELL PERMIT NUMBER 279801
DIV. 1 WD 4 DES. BASIN MD

APPLICANT

C DANIEL & KARLA J KINSER
C/O INGRAM DRILLING INC
PO BOX 342
ESTES PARK, CO 80517-

(800) 410-4542

APPROVED WELL LOCATION

LARIMER COUNTY
NW 1/4 SW 1/4 Section 24
Township 6 N Range 71 W Sixth P.M.

DISTANCES FROM SECTION LINES

1648 Ft. from South Section Line
227 Ft. from West Section Line

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 473982 Northing: 4479840

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 40.00 acres described as the NW 1/4 of the SW 1/4, Sec. 24, Twp. 6 N, Rng. 71 W, Sixth P.M., Larimer County.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) This well shall be constructed not more than 200 feet from the location specified on this permit.

NOTICE: This permit has been approved subject to the following changes: The distances from section lines were calculated from UTM coordinate values provided with the permit application. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

JD 2-509

APPROVED
JD2

Dirk Wolfe
State Engineer

Jay Deary
By

Receipt No. 3636832

DATE ISSUED 02-05-2009

EXPIRATION DATE 02-05-2011

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM 818, DENVER, CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581
fax: (303) 866-3589 http://www.water.state.co.us

Office Use Only

Form GWS-44 (06/2006)

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WATER RESOURCES
STATE ENGINEER
COLO

RESIDENTIAL Note: Also use this form to apply for livestock watering
Water Well Permit Application
Review instructions on reverse side prior to completing form.
The form must be completed in black or blue ink or typed.

1. Applicant Information

Name of applicant
KINSER, C. DANIEL & KARLA J.
C/O INGRAM DRILLING, INC.

Mailing address
P.O. BOX 342

City State Zip code
ESTES PARK CO 80517

Telephone # E-mail (optional)
(800) 410-4542

2. Type Of Application (check applicable boxes)

- Construct new well Use existing well
 Replace existing well Change or increase use
 Change source (aquifer) Reapplication (expired permit)
 Other:

3. Refer To (if applicable)

Well permit # Water Court case #

Designated Basin Determination # Well name or #

4. Location Of Proposed Well

County
LARIMER NW 1/4 of the SW 1/4

Section Township N or S Range E or W Principal Meridian
24 6 71 6th

Distance of well from section lines (section lines are typically not property lines)
Ft. from N S Ft. from E W

For replacement wells only - distance and direction from old well to new well
feet direction

Well location address (Include City, State, Zip) Check if well address is same as in Item 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM
 Zone 12 or Zone 13 Easting: 473982
Units must be Meters Northing: 4479840
Datum must be NAD83 11:10 AM
Unit must be set to true north 6710 ft
Was GPS unit checked for above? YES Remember to set Datum to NAD83

5. Parcel On Which Well Will Be Located

(PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. You must check and complete one of the following:

- Subdivision: Name
Lot _____ Block _____ Filing/Unit _____
 County exemption (attach copy of county approval & survey):
Name/# _____ Lot # _____
 Parcel less than 35 acres, not in a subdivision, attach a deed with metes and bounds description recorded prior to June 1, 1972, and a current deed
 Mining claim (attach a copy of the deed or survey): Name/# _____
 Square 40 acre parcel as described in Item 4
 Parcel of 35 or more acres (attach a metes and bounds description or survey)
 Other (attach metes & bounds description or survey and supporting documents)

B. # of acres in parcel C. Are you the owner of this parcel?
40 YES NO (if no - see instructions)

D. Will this be the only well on this parcel? YES NO (if no - list other wells)

E. State Parcel ID# (optional):

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- A. Ordinary household use in one single-family dwelling (no outside use)
 B. Ordinary household use in 1 to 3 single-family dwellings:
Number of dwellings: 1
 Home garden/lawn irrigation, not to exceed one acre:
area irrigated 1 sq. ft. acre
 Domestic animal watering - (non-commercial)
 C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate Annual amount to be withdrawn
15 gpm 1 acre-feet

Total depth Aquifer
700 feet GRANITE FRACTURES

8. Water Supplier

Is this parcel within boundaries of a water service area? YES NO
If yes, provide name of supplier:

9. Type Of Sewage System

- Septic tank / absorption leach field
 Central system: District name:
 Vault: Location sewage to be hauled to:
 Other (attach copy of engineering design and report)

10. Proposed Well Driller License #(optional): 1099

11. Signature Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign here (Must be original signature)

Date

  1/25/09

Print name & title

C. DANIEL KINSER AND KARLA J. KINSER

Office Use Only

USGS map name DWR map no. Surface elev.

Receipt area only

1648 S
227 W
NW, SW 24
6N
71W
Trans Number: 3636832
1/28/2009 1:55:12 PM
Mike Corrigan (15)
Total Trans Amt: \$100.00
CHECK
Check Number: 2388
Check Amount: \$100.00

WE

WR

CWCB

TOPO

MYLAR

SB5

DIV 1 WD 4 BA _____ MD _____

RECEPTION#: 20070040848, 05/31/2007 at
12:11:17 PM,
1 OF 2, R \$11.00 State Documentary Fee
\$17.25 TD Pgs: 2
Scott Doyle, Larimer County, CO

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JAN 28 2009

WATER RESOURCES
STATE ENGINEER
COLO

WARRANTY DEED

THIS DEED, Made this 29th day of May, 2007 between

Bob Michael Williams
of the City and County of Larimer and State of COLORADO, grantor, and

✓ C. Daniel Kinser and Karla J. Kinser

whose legal address is 14191 W. AMHERST AVE., LAKEWOOD CO 80228

of the City and County of Larimer, State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of **One Hundred Seventy-Two Thousand Five Hundred Dollars and NO/100's, (\$172,500.00),**

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the City and County of Larimer, and State of COLORADO, described as follows:

The Northwest 1/4 of the Southwest 1/4 of Section 24, Township 6 North, Range 7 West of the 6th P.M., County of Larimer, State of Colorado

see attached exhibit A

also known by street and number as 0000 To Be Determined, Drake, CO 80515

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 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 grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, 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 all taxes and assessments for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected into the Title Documents accepted by Buyer in accordance with section 8a "Title Review", of the contract dated **March 30, 2007**, between the parties.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

SELLER:

Bob Michael Williams
Bob Michael Williams

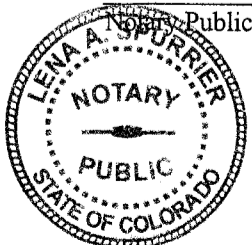
STATE OF COLORADO
COUNTY OF Larimer

}ss:

The foregoing instrument was acknowledged before me this **29th** day of **May, 2007** by **Bob Michael Williams**

Lena A. Spurrier

Witness my hand and official seal.
My Commission expires: ~~April 9, 2008~~



My Commission Expires 4-24-08



Security Title
File No. S0214857

2

Exhibit "A"

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WATER RESOURCES
STATE ENGINEER
COLO

The Northwest ¼ of the Southwest ¼ of Section 24, Township 6 North, Range 71 West of the 6th P.M., County of Larimer, State of Colorado.

"WITH a non-exclusive right of ingress and egress over the existing private roads from the Glen Haven Road to the South line of the SW1/4 of Section 24, Township 6 North, Range 71 West of the 6th P.M., and over the existing private road in the S1/2 SW1/4 SE1/4 SW1/4 Section 24 to a point along the existing power line in the SE1/4 SW1/4 of said Section 24, and thence Northeasterly along said Power line to a point where the power line intersects the N1/2 NW1/4 SE1/4 SW1/4 Section 24, and being TOGETHER WITH the right to construct and maintain a 60 foot non-exclusive right of way over and across the N1/2 NW1/4 SE1/4 SW1/4 same Section 24, and being TOGETHER WITH the non-exclusive right of ingress and egress over and across the existing road in the N1/2 N1/2 SW1/4 SW1/4 and TOGETHER WITH the right to construct and maintain a 60 foot right of way to the westernmost line of the N1/2 N1/2 SW1/4 SW1/4 providing access to subject property. Subject to the existing reservations of the right to change the existing legal access across the E1/2 E1/2 of said Section 26 and the W1/2 of Section 25."



INGRAM

DRILLING, INC.

Serving Northern Colorado and Southern Wyoming
License # 1099 and # 1425

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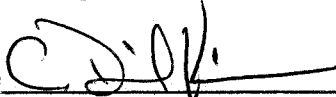
WATER RESOURCES
STATE ENGINEER
COLO

TO: COLORADO DIVISION OF WATER RESOURCES

I, DAN and KARLA KINSER, hereby appoint Stephen E. Ingram of Ingram Drilling, Inc., to act as my agent of record in obtaining a well permit on our land located in Section 24, Township 6N, Range 71W, of the 6th P.M. or @ coordinates 473982 E., 4479840 N., Meters, Zone: 13NAD83 UTM. County of LARIMER, State of Colorado.

I further request that all future correspondence be addressed to Stephen E. Ingram, Ingram Drilling, Inc. P.O. Box 342 Estes Park, Co. 80517.


Signature



Date

1/25/09

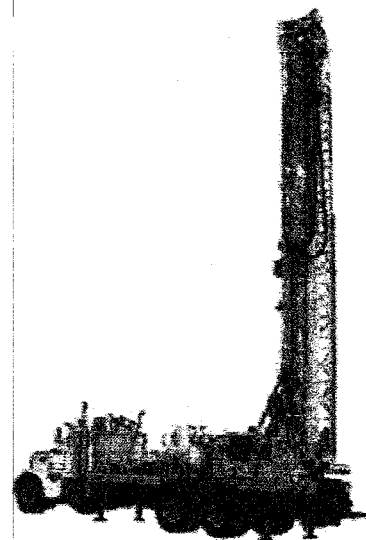
SIGNATURE E:



DATE:

1/25/09

IDI 008-3-22



FORM NO.
GWS-32
10/94

PUMP INSTALLATION AND TEST REPORT
STATE OF COLORADO, OFFICE OF THE STATE ENGINEER

For Office Use only

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AUG 10 2009

WATER RESOURCES
STATE ENGINEER
COLO

1. WELL PERMIT NUMBER 279801

2. OWNER NAME(S) C. Daniel & Karla J. Kinser
Mailing Address 1/2 Ingram Drilling Inc. P.O. Box 342
City, St. Zip Estes Park, CO 80517
Phone (800) 410-4542

3. WELL LOCATION AS DRILLED: NW 1/4 SW 1/4, Sec. 24 Twp. 6 N Range 71 W
DISTANCES FROM SEC. LINES:
1648 ft. from South Sec. line. and 227 ft. from West Sec. line.
(north or south) (east or west)
SUBDIVISION: _____ LOT _____ BLOCK _____ FILING(UNIT) _____
STREET ADDRESS AT WELL LOCATION: 981 Cedar Park

4. PUMP DATA: Type Submersible Installation Completed 7/27/09
Pump Manufacturer Gould Pump Model No. 5GS15412
Design GPM 5 at RPM 3450, HP 1 1/2, Volts 230, Full Load Amps 11
Pump Intake Depth 760 Feet, Drop/Column Pipe Size 1 Inches, Kind PVC

ADDITIONAL INFORMATION FOR PUMPS GREATER THAN 50 GPM:
TURBINE DRIVER TYPE: Electric Engine Other _____
Design Head _____ feet, Number of Stages _____, Shaft size _____ inches.

5. OTHER EQUIPMENT:
Airline Installed Yes No, Orifice Depth ft. _____ Monitor Tube Installed Yes No, Depth ft. _____
Flow Meter Mfg. _____ Meter Serial No. _____
Meter Readout Gallons, Thousand Gallons, Acre feet, Beginning Reading _____

6. TEST DATA: Check box if Test data is submitted on Supplemental Form.
Date 7/27/09
Total Well Depth 800' Time 10 Minutes
Static Level 520' Rate (GPM) 5
Date Measured 7/27/09 Pumping Lvl. 760'

7. DISINFECTION: Type Liquid Chlorine Amt. Used 1 Gallon

8. Water Quality analysis available. Yes No

9. Remarks _____

10. I have read the statements made herein and know the contents thereof, and that they are true to my knowledge.
[Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a class 1 misdemeanor.]

CONTRACTOR John's Well Service, Inc. Phone (303) 444-7237 Lic. No. 1323
Mailing Address P.O. Box 803 Lyons, CO 80540

Name/Title (Please type or print) Mike Overly, Owner Signature _____ Date 8/7/09