

Exhibit A

Lot 2 in Section 19, Township 13 South, Range 91 West at the 6th P.M.

Excepting therefrom a tract of land described as follows: A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ (Lot 2) of Section 19, Township 14 South, Range 91 West of the 6th P.M.

bounded and described as follows: Beginning at a point 20 feet South and 652 $\frac{1}{2}$ feet East of the Northwest corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and running thence East 86 feet; thence South 236 feet; Thence West 86 feet; Thence North 236 feet to Point of Beginning,

County of Delta, State of Colorado.

Together with a 30' Easement for Ingress, Egress and Utilities as described in Document recorded 4/2/18 (Reception No. 702468) at the Office of the Delta County Clerk and Recorder.

Also to include, without warranty, 30 shares in the Minnesota Canal and Reservoir Company; one (1) share/tap in the Bone Mesa Domestic Water District, and an absolute water right in the L-75 Wastewater Spring for 0.033 cfs for irrigation of 5 acres and stock watering uses with an appropriation date of August 1, 2011, and conditional water rights in the L-75 Wastewater Spring for 0.10 cfs for commercial use and for 0.067 cfs for irrigation of 5 acres and stock watering uses, both with an appropriation date of August 1, 2011; Case Number 18CW3014; Water Division 4; State of Colorado.

RLC

KLC