

CONFIRMATION DEED
(CRS §38-38-502)
Public Trustee's Foreclosure Sale No. 250127

THIS DEED is made October 29, 2025 between David Gill as the Public Trustee in and for the County of Douglas, State of Colorado, grantor and Spruce Mountain Land and Cattle Company, LLC, grantee, the holder of the certificate of purchase whose legal address is 6423 Theodorff Road, Pecatonica, IL 61063.

WHEREAS, the Grantor(s) described below did convey to the public trustee, in trust, the property hereinafter described to secure the payment of the indebtedness provided in said deed of trust:

Original Grantor(s)	10102580 Manitoba Ltd., a Canadian Foreign Private Limited Company
Original Beneficiary(ies)	Spruce Mountain Land and Cattle Company, LLC
Current Holder of Evidence of Debt	Spruce Mountain Land and Cattle Company, LLC
Date of Deed of Trust	October 26, 2022
County of Recording	Douglas
Recording Date of Deed of Trust	November 22, 2022
Recording Information (Reception Number)	2022073596

WHEREAS, a violation was made in certain of the terms and covenants of said deed of trust as shown by the notice of election and demand for sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said deed of trust; combined notice of sale and right to cure and redeem was given as required by law; said property was sold according to said combined notice; and a certificate of purchase thereof was made and recorded in the office of said county Clerk and Recorder; and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said deed of trust, confirms the foreclosure sale and sells and conveys to grantee the following described property located in the County of Douglas, State of Colorado, to wit:

See attached legal description

Also known by street and number as:

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

To have and to hold the same, with all appurtenances, forever.

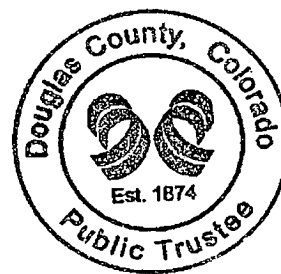
Executed on: October 29, 2025

David Gill, Public Trustee in and for the County of Douglas, State of Colorado



By: Holly Ryan, Chief Deputy Public Trustee

When Recorded Return to: Douglas County Public Trustee



CONFIRMATION DEED

(CRS §38-38-502)

Public Trustee's Foreclosure Sale No. 250127

DENVER, ARAPAHOE, AND LARAMIE-FOX HILLS AQUIFERS
1480.8 ACRES TOTAL

PROPERTY DESCRIPTION: (930.79 ACRES)

A tract of land situated in Sections 15, 16, 21, 22, 28 and 29, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of Section 21 and considering the West line of the Southwest ¼ of Section 21 to bear N 00° 38' 07" W with all bearings contained herein relative thereto:

Thence N 00° 38' 07" W a distance of 2850.87 feet to the SW corner of the Northwest ¼ of Section 21;

Thence N 00° 47' 27" W along the West line of said Northwest ¼ a distance of 1311.74 feet;

Thence N 59° 59' 42" E a distance of 327.62 feet;

Thence N 50° 34' 33" E a distance of 762.58 feet;

Thence N 30° 20' 08" E a distance of 233.54 feet;

Thence N 00° 05' 01" E a distance of 3443.87 feet to the South Right of Way line of Noe Road;

Thence Easterly along said South Right of Way for the next eight (8) courses:

1. Thence N 88° 31' 31" E a distance of 142.47 feet;
 2. Thence S 85° 43' 37" E a distance of 883.77 feet;
 3. Thence S 80° 09' 04" E a distance of 119.28 feet;
 4. Thence S 88° 23' 15" E a distance of 173.42 feet;
 5. Thence S 61° 53' 53" E a distance of 394.84 feet;
 6. Thence S 59° 26' 21" E a distance of 2657.52 feet;
 7. Thence S 88° 05' 18" E a distance of 794.15 feet;
 8. Thence S 89° 19' 17" E a distance of 544.51 feet to the East line of the West ½ of the SW ¼ of Section 15;
- Thence S 00° 29' 11" E along said Ease line a distance of 150.00 feet;
- Thence N 88° 56' 31" W a distance of 608.53 feet;
- Thence S 43° 34' 05" W a distance of 1451.97 feet;
- Thence S 00° 21' 35" E a distance of 2195.58 feet;
- Thence S 31° 41' 02" E a distance of 853.28 feet;
- Thence S 00° 19' 10" E a distance of 424.55 feet;
- Thence S 89° 56' 58" E a distance of 505.11 feet;
- Thence S 00° 02' 55" E a distance of 1240.84 feet;
- Thence S 76° 47' 24" W a distance of 19.42.14 feet;
- Thence S 02° 85' 38" W a distance of 709.48 feet;
- Thence S 47° 09' 11" W a distance of 1515.52 feet;
- Thence S 71° 12' 33" W a distance of 2049.71 feet;
- Thence S 01° 00' 47" W a distance of 224.61 feet;
- Thence S 89° 41' 24" W a distance of 1548.67 feet;
- Thence S 62° 12' 56" W a distance of 1184.45 feet;
- Thence S 89° 41' 24" W a distance of 623.61 feet to the East Right of Way line of County Road 105;
- Thence N 00° 08' 64" W along said East Right of Way line a distance of 1400.83 feet to the North line of the Northeast ¼ of Section 29;
- Thence N 89° 45' 20" E a distance of 2841.32 feet to the point of beginning;
- Containing 930.79 acres, more or less.

PROPERTY DESCRIPTION: PARCEL 11 (90.01 ACRES)

A tract of land situated in Sections 16 and 21, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Southwest corner of Section 16 and considering the West line of the Southwest ¼ of Section 16 to bear N 00° 04' 49" E with all bearings contained herein relative thereto;

Thence N 00° 04' 49" E a distance of 2688.51 feet to the Southwest corner of the Northwest ¼ of Section 16;

Thence N 00° 03' 48" E along the West line of the Northwest ¼ of Section 16 a distance of 190.62 feet to the South Right of Way line of Noe Road;

Thence S 81° 23' 12" E along said South Right of Way line a distance of 218.22 feet;

Thence N 81° 19' 55" E along said South Right of Way line a distance of 831.55 feet;

Thence N 88° 31' 31" E along said South Right of Way line a distance of 172.05 feet;

Thence S 00° 05' 01" W a distance of 3443.67 feet;

Thence S 30° 20' 08" W a distance of 233.54 feet;

Thence S 50° 34' 33" W a distance of 762.58 feet;

Thence S 59° 59' 42" W a distance of 327.32 feet to the West line of the Northwest ¼ of Section 21;

Thence N 00° 47' 27" W a distance of

1348.97 feet to the point of beginning;

Containing 90.01 acres, more or less.

PROPERTY DESCRIPTION: TRACT 1 (420.00 ACRES)

A tract of land situated in Sections 15, 21, 22, 28 and 29, Township 10 South, Range 67 West of the 6th Principal

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Meridian, Douglas County, Colorado, more particularly described as follows:

Beginning at the Northeast corner of Section 28 and considering the East line of the North ½ of the North ½ of Section 28 to bear S 00° 12' 31" E with all bearings contained herein relative thereto;

Thence S 00° 12' 31" E a distance of 1311.87 feet to the Southeast corner of said North ½ of the North ½;

Thence S 89° 57' 39" W along the South line of said North ½ of the North ½ a distance of 2515.35 feet;

Thence S 69° 15' 35" W a distance of 370.00 feet;

Thence S 80° 30' 00" W a distance of 713.00 feet;

Thence N 25° 50' 00" W a distance of 158.00 feet;

Thence N 00° 45' 00" W a distance of 107.00 feet to the South line of the North ½ of the North ½ of Section 28;

Thence S 89° 57' 47" W along said South line a distance of 1705.15 feet;

Thence along the boundary of Spruce Mountain Estates Unit 2, for the next 8 (eight) courses;

1. Thence N 00° 16' 35" W a distance of 428.00 feet;

2. Thence S 89° 41' 24" W a distance of 781.97 feet;

3. Thence S 00° 18' 38" E a distance of 428.00 feet;

4. Thence S 89° 41' 24" W a distance of 570.00 feet;

5. Thence S 00° 02' 00" W a distance of 680.00 feet;

6. Thence S 89° 41' 24" W a distance of 715.00 feet;

7. Thence N 00° 01' 40" E a distance of 420.00 feet;

8. Thence S 89° 41' 24" W a distance of 805.00 feet to the East Right of Way line of County Road 105;

Thence N 00° 08' 64" W along said East Right of Way line a distance of 157.05 feet;

Thence N 89° 41' 24" E a distance of 823.61 feet;

Thence N 82° 12' 56" E a distance of 1184.45 feet;

Thence N 89° 41' 24" E a distance of 1648.67 feet;

Thence N 01° 00' 47" E a distance of 224.61 feet;

Thence N 71° 12' 33" E a distance of 2049.71 feet;

Thence N 47° 09' 11" E a distance of 1515.62 feet;

Thence N 02° 55' 38" E a distance of 709.48 feet;

Thence N 75° 47' 24" E a distance of 1942.14 feet;

Thence N 00° 02' 55" W a distance of 3572.03 feet;

Thence S 89° 39' 06" W a distance of 857.07 feet;

Thence N 00° 21' 35" W a distance of 850.46 feet;

Thence N 43° 34' 06" E a distance of 1481.87 feet;

Thence S 88° 58' 31" E a distance of 608.53 feet to the East line of the West ½ of the Southwest ¼ of Section 15;

Thence S 00° 29' 11" E a distance of 2442.17 feet to the Southeast corner of the West ½ of the Southwest ¼ of Section 15;

Thence S 00° 43' 51" E a distance of 2835.47 feet to the Southeast corner of the West ½ of the Northwest ¼ of Section 22;

Thence S 00° 43' 50" E a distance of 2537.88 feet to the Southeast corner of the West ½ of the Southwest ¼ of Section 22;

Thence N 89° 51' 18" W a distance of 1336.14 feet to the point of beginning;

Containing 420.00 acres more or less.

PROPERTY DESCRIPTION: TRACT 2 (40 ACRES)

A tract of land situated in Sections 15, 16, 21 and 22, Township 10 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of the West ½ of the Northwest ¼ of Section 22 and considering the East line of said West ½ of the Northwest ¼ to bear N 00° 43' 51" W with all bearings contained herein relative thereto;

Thence N 42° 53' 40" W a distance of 1174.05 feet to the true point of beginning;

Thence N 89° 56' 58" W a distance of 505.11 feet;

Thence N 00° 19' 10" W a distance of 424.55 feet;

Thence N 31° 41' 02" W a distance of 653.28 feet;

Thence N 00° 21' 35" W a distance of 1345.11 feet;

Thence N 89° 39' 08" E a distance of 857.07 feet;

Thence S 00° 02' 55" E a distance of 2331.19 feet to the point of beginning; containing 40.00 acres more or less.

TOGETHER WITH an access easement described as follows:

Beginning at the Northwest corner of Tract 2 (described above);

Thence S 00° 21' 35" E along the West line of Tract 2 a distance of 300.00 feet;

Thence S 89° 38' 25" W a distance of 80.00 feet;

Thence N 00° 21' 35" W a distance of 1174.65 feet;

Thence N 43° 34' 05" E a distance of 1476.17 feet to the South Right of Way line of Noe Road;

Thence S 88° 05' 18" E along said South Right of Way line a distance of 7.04 feet;

Thence S 89° 19' 17" E along said Right of Way line a distance of 74.71 feet;

Thence S 43° 34' 05" W a distance of 1851.18 feet;

Thence S 00° 21' 35" E a distance of 850.45 feet to the point of beginning.