

EXHIBIT A

**SPECIAL WARRANTY DEED  
(200 GREENHORN DR., PUEBLO, CO 81004)**

THIS DEED, made this \_\_\_ day of March, 2022 by and between PUEBLO DEVELOPMENT FOUNDATION, a Colorado nonprofit corporation, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by the CITY OF PUEBLO, a Colorado municipal corporation, Grantee; Grantor hereby sells and conveys to Grantee, whose address is 1 City Hall Place, Pueblo, CO 81003, the following real property situate in the County of Pueblo, State of Colorado, to-wit:

Lot 1, Minnequa Industrial Park, Fifth Filing, County of Pueblo, State of Colorado

more commonly known by street and number as: 200 Greenhorn Dr., Pueblo, CO 81004, also known as Pueblo County Assessor Parcel No. 1523002009

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in any otherwise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all of the estate, right, title, interest, claim, and demand whatsoever of the Grantor, either in law or in 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 successors and assigns forever. Grantor for itself and its successors and/or assigns do covenant and agree that it shall and will warrant and forever defend the above bargained premises in the quiet and peaceful possession of the Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor. The singular number shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders. Said warranty is subject to rights-of-way, easements, covenants, plats, agreements and other restrictions of record as of the date of this Deed and any other exceptions or exclusions or rights of third parties not shown by the public records of which Grantee has actual knowledge, and subject to the inclusions of the property within any special taxing district.

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

**PUEBLO DEVELOPMENT FOUNDATION  
A COLORADO NON-PROFIT CORPORATION**

\_\_\_\_\_  
Robert L. Root  
President of Pueblo Development Foundation

STATE OF COLORADO       )  
  ) ss  
COUNTY OF PUEBLO       )

Subscribed and sworn to before me this \_\_\_ day of March, 2022 by Robert L. Root, in his capacity as President of Pueblo Development Foundation, a Colorado Non-Profit Corporation.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public