

WARRANTY DEED

THIS DEED, Made this 20th day of December in the year of our Lord, one thousand, nine hundred and sixty-six, between ALICE E. BERG of the City and County of Denver, and State of Colorado, of the first part, and ELK FALLS RANCH DEVELOPMENT CO., a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable consideration, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described parcels of land, situate, lying and being in the County of Park, and State of Colorado, to-wit:



The Northeast Quarter of the Southwest Quarter and the South half of the Southwest Quarter of Section 14;

The South half of the Southeast Quarter of Section 15;

The East half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 22;



The Southwest Quarter of the Northeast Quarter, the Northwest Quarter, the North half of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter and the Southeast Quarter of Section 23;

The Southwest Quarter of Section 24; and

The Northwest Quarter of Section 25,



EXCEPT: Beginning at the South quarter corner of said Section 24, being also the North quarter corner of said Section 25; thence North 1°10' East along the North-South center line of said Section 24, 76.3 feet to a point thereon; thence North 87°10' West, 249.1 feet; thence South 3°18' West, 271.0 feet; thence North 74°00' East, 170.2 feet to point of curvature of a curve to the right, said curve having a radius distance of 384.98 feet; thence along said curve for an arc distance of 99.4 feet to a point on the North-South center line of said Section 25; thence North 0°38' East along said North-South center line of Section 25, 120.0 feet, more or less, to the point of beginning, said tract containing 1.34 acres, more or less; and



EXCEPT: Commencing at the North quarter corner of said Section 25; thence South 0°38' West along the North-South center line of said Section, 1992.3 feet to the North boundary of an existing county road, thence continuing South 0°38' West across said county road right of way 62.0 feet; thence North 74°50' West and leaving said North-South center line of Section 25, 19.95 feet; thence North 66°26'30" West, 45.94 feet; thence South 05°16' West, 90.12 feet; thence North 82°22' West, 338.56 feet; thence South 88°58' West, 85.91 feet; thence North 87°18' West, 199.38 feet; thence North 0°38' East, 84.53 feet; thence continuing North 0°38' East, 61.75 feet to the true point of beginning; thence continuing North 0°38' East, 399.62 feet; thence South 89°22' East, 234.74 feet; thence South 0°10' West, 354.93 feet;



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WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable consideration, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described parcels of land, situate, lying and being in the County of Park, and State of Colorado, to-wit:



The Northeast Quarter of the Southwest Quarter and the South half of the Southwest Quarter of Section 14;

The South half of the Southeast Quarter of Section 15;

The East half of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 22;



The Southwest Quarter of the Northeast Quarter, the Northwest Quarter, the North half of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter and the Southeast Quarter of Section 23;

The Southwest Quarter of Section 24; and

The Northwest Quarter of Section 25,



EXCEPT: Beginning at the South quarter corner of said Section 24, being also the North quarter corner of said Section 25; thence North 1°10' East along the North-South center line of said Section 24, 76.3 feet to a point thereon; thence North 87°10' West, 249.1 feet; thence South 3°18' West, 271.0 feet; thence North 74°00' East, 170.2 feet to point of curvature of a curve to the right, said curve having a radius distance of 384.98 feet; thence along said curve for an arc distance of 99.4 feet to a point on the North-South center line of said Section 25; thence North 0°38' East along said North-South center line of Section 25, 120.0 feet, more or less, to the point of beginning, said tract containing 1.34 acres, more or less; and



EXCEPT: Commencing at the North quarter corner of said Section 25; thence South 0°38' West along the North-South center line of said Section, 1992.3 feet to the North boundary of an existing county road, thence continuing South 0°38' West across said county road right of way 62.0 feet; thence North 74°50' West and leaving said North-South center line of Section 25, 19.95 feet; thence North 66°26'30" West, 45.94 feet; thence South 05°16' West, 90.12 feet; thence North 82°22' West, 338.56 feet; thence South 88°58' West, 85.91 feet; thence North 87°18' West, 199.38 feet; thence North 0°38' East, 84.53 feet; thence continuing North 0°38' East, 61.75 feet to the true point of beginning; thence continuing North 0°38' East, 399.62 feet; thence South 89°22' East, 234.74 feet; thence South 0°10' West, 354.93 feet;



thence South $38^{\circ}31'$ West, 76.89 feet to a point of curvature to the right whose radius is 50.0 feet; thence along the arc of said curve to the right 57.38 feet; thence North $75^{\circ}44'$ West, 143.12 feet more or less to the true point of beginning and containing 2.24 acres, more or less, and

EXCEPT: Commencing at the North quarter corner of said Section 25; thence South $0^{\circ}38'$ West along the North-South center line of said Section, 1992.3 feet to the North boundary of an existing county road; thence continuing South $0^{\circ}38'$ West across said county road right of way 62.0 feet; thence North $74^{\circ}50'$ West and leaving said North-South center line of Section 25, 19.95 feet; thence North $66^{\circ}26'30''$ West, 45.94 feet; thence South $05^{\circ}16'$ West, 90.12 feet; thence North $82^{\circ}22'$ West, 338.56 feet to the true point of beginning; thence South $88^{\circ}58'$ West, 85.91 feet; thence North $87^{\circ}18'$ West, 199.38 feet; thence North $0^{\circ}38'$ East, 84.53 feet; thence South $75^{\circ}44'$ East, 128.56 feet to a point of curvature to the left whose radius is 110.0 feet; thence along the arc of said curve to the left 126.23 feet; thence North $38^{\circ}31'$ East, 76.89 feet; thence South $0^{\circ}38'$ West, 158.92 feet more or less to the true point of beginning and containing 0.51 acres more or less, and

EXCEPT: Commencing at the North quarter corner of said Section 25; thence South $0^{\circ}38'$ West along the North-South center line of said Section, 1992.3 feet to the North boundary of an existing county road; thence continuing South $0^{\circ}38'$ West across said county road right of way 62.0 feet; thence North $74^{\circ}50'$ West and leaving said North-South center line of Section 25, 19.95 feet; thence North $66^{\circ}26'30''$ West, 45.94 feet to the true point of beginning of this description; thence South $05^{\circ}16'$ West, 90.12 feet; thence North $82^{\circ}22'$ West, 338.56 feet; thence North $0^{\circ}38'$ East, 158.92 feet to a point of curvature to the right whose radius bears South $51^{\circ}29'$ East, 45.04 feet; thence along the arc of said curve to the right 52.93 feet; thence South $74^{\circ}09'$ East, 141.32 feet to a point of curvature to the right whose radius is 63.35 feet; thence along the arc of said curve to the right 42.35 feet to a point of curvature to the left whose radius is 80.42 feet; thence along the arc of said curve to the left 42.94 feet; thence South $66^{\circ}26'30''$ East, 100.06 feet more or less to the true point of beginning and containing 1.15 acres more or less, and

EXCEPT: Beginning at a point on the West line of Elk Falls, Block 1, a subdivision of record in Jefferson County, Colorado; which point bears South $0^{\circ}38'$ West, 170.0 feet from the N. 1/4 corner of Section 25, Twp. 6 South, Range 72 West 6th P.M. in Park County, Colorado, at which point is the point of curvature of a curve to the left whose radius point bears South $16^{\circ}00'$ East 334.97 feet; thence along said curve 86.52 feet; thence South $74^{\circ}00'$ West 170.2 feet to a point of curvature of a curve to the right whose radius point bears North $16^{\circ}00'$ West 125.44 feet; thence along said curve to the external point 83.19 feet; thence South $22^{\circ}00'$ West 33.75 feet to the point of intersection of the curve; thence South $0^{\circ}38'$ West 289.71 feet; thence South $89^{\circ}22'$ East 339.32 feet to the West line of said Elk Falls, Block 1; thence North $0^{\circ}38'$ East along the West boundary of said Elk Falls, Block 1, 379.9 feet, more or less, to the point of beginning; and

EXCEPT: Beginning at a point on the North-South centerline of said Section 25, which is also coincident with the Jefferson-Park Counties boundary; said point being the Northwest corner of Tract K, Elk Falls -Block 1, according to the recorded plat thereof, in Jefferson County, Colorado; from which the NE corner of the NW 1/4 of said Section 25 bears North $0^{\circ}38'$ East a distance of 1760.8 feet, more or less; thence North $69^{\circ}10'$ West 58.16 feet; thence South $15^{\circ}30'$ West 90.24 feet; thence South $70^{\circ}44'$ East 81.93 feet, more or

less, to the North-South centerline of said Section 25; thence North 0°38' East along said North-South centerline a distance of 93.23 feet, more or less to the point of beginning;

The Northeast Quarter; the North half of the Southeast Quarter; the Northeast Quarter of the Northwest Quarter of Section 26; all in Township 6 South, Range 72 West;

TOGETHER with all improvements thereon and all water rights appurtenant to or in anyway belonging to or used on said land or which are owned or claimed by grantor,

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 said party of the first part, 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 said party of the second part, its successors and assigns forever. And the said ALICE E. BERG, party of the first part, for herself, her heirs, executors and administrators, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents she is well seized of the premises above conveyed, as of 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 aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever,

EXCEPT and subject to rights of way, easements, conveyances and reservations for roads, highways, ditches, canals, reservoirs, railroads, and power and utility lines, including but not limited to the following: reservations, including coal and mineral reservations, contained in United States patents; the right of way for the Staunton Ditch through the Southeast 1/4 of Section 24, T. 6 S, Range 72 West, as per map filed July 22, 1921; provisions of an easement and agreement for a well plot and water line between Alice E. Berg, Grantor, and Gertrude Thams, Grantee, dated January 10, 1964, and recorded March 9, 1964 in Book 1688 at Page 434 of the Jefferson County Real Estate Records, affecting the Southwest 1/4 of the Northeast 1/4 of Section 25, T. 6 South, Range 72 West; a map and statement for the "Lulu H. Corbin's Reservoir and Water Tower" dated July 12, 1909 and filed September 2, 1909; provisions of an agreement between Alice E. Berg and Elk Falls Sportsmen's Ranch, Inc., dated June 1, 1963 and recorded February 21, 1964 in Book 179 at Page 225 of the Park County Real Estate Records; an easement for ingress and egress over, on and through existing roads for access

