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STATE DOCUMENTARY FEE
Date: March 07, 2008
\$ 65.00

WARRANTY DEED

THIS DEED, Made on this day of March 07, 2008, between
MOUNTAIN PROPERTY DEVELOPMENT, INC., A COLORADO CORPORATION

of the _____ County of Santa Clara and State of CALIFORNIA, of the Grantor(s), and
SB LOT 60, LLC, A COLORADO LIMITED LIABILITY COMPANY

whose legal address is : WELLS FARGO CENTER, 1700 LINCOLN STREET, SUITE 2150 DE
of the _____ County of _____ and State of COLORADO, of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$650,000.00)

*** Six Hundred Fifty Thousand and 00/100 ***

DOLLARS

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 Grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the _____ County of ROUTT and State of Colorado, described as follows:

LOT 60, BARN VILLAGE AT STEAMBOAT, ACCORDING TO THE PLAT FILED 3/18/08 AT
FILE NO. 13831, COUNTY OF ROUTT, STATE OF COLORADO.

also known as street number VACANT LAND STEAMBOAT SPRINGS CO 80487

TOGETHER with all and singular and hereditaments and appurtenances thereto 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(s), 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 appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensealing 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, SUBJECT TO GENERAL TAXES FOR THE YEAR 2008; AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his 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, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

MOUNTAIN PROPERTY DEVELOPMENT, INC., A COLORADO CORPORATION

BY: Robert G. Comes
ROBERT G. COMES, PRESIDENT

STATE OF COLORADO)
)ss.
County of ROUTT)

The foregoing instrument was acknowledged before me on this day of March 07, 2008,
by ROBERT G. COMES AS PRESIDENT OF MOUNTAIN PROPERTY DEVELOPMENT, INC., A COLORADO CORPORATION

My commission expires June 24, 2009
Witness my hand and official seal
JEAN T. URBAN
NOTARY PUBLIC
STATE OF COLORADO

Jean T. Urban
Notary Public

Name and Address of Person Recording: _____
Legal Description (38-35-106.5, C.R.S.)

Escrow# SS30008968 When Recorded Return to: SB LOT 60, LLC, A COLORADO LIMITED LIABILITY COMPANY
Title# R30008968 WELLS FARGO CENTER, 1700 LINCOLN STREET, SUITE 215
Form 82 08/29/04 WD.OPEN WARRANTY DEED (Photographic) {6115124}

EXHIBIT "A"

Property Address: VACANT LAND, STEAMBOAT SPRINGS, CO 80487

ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN, ON OR UNDER THE LAND,
WHETHER OF RECORD OR NOT.

RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS
ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE
PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS
CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN
UNITED STATES PATENT RECORDED March 06, 1914 IN BOOK 89 AT PAGE 12.

RIGHT OF WAY AND UTILITY EASEMENT AS GRANTED TO COLORADO TELEPHONE
COMPANY IN INSTRUMENT RECORDED September 25, 1906, IN BOOK 50 AT PAGE
117.

THE SPECIFIC LOCATION OF SAID EASEMENT IS NOT DEFINED.

UTILITY EASEMENT AS GRANTED TO MT. WERNER WATER AND SANITATION
DISTRICT FOR A SEWER LINE IN INSTRUMENT RECORDED December 21, 1981,
IN BOOK 554 AT PAGE 276, AS THE SAME MIGHT AFFECT SUBJECT PROPERTY.

THE LEGAL DESCRIPTION CONTAINED ON SAID INSTRUMENT IS SUBJECT TO
INTERPRETATION.

ANY QUESTION, DISPUTE OR ADVERSE CLAIMS AS TO ANY LOSS OR GAIN OF
LAND AS A RESULT OF ANY CHANGE IN THE RIVER BED LOCATION BY NATURAL
OR OTHER THAN NATURAL CAUSES, OR ALTERATION THROUGH ANY CAUSE,
NATURAL OR UNNATURAL, OF THE CENTER THREAD, BANK, CHANNEL OR FLOW OF
WATERS IN THE FISH CREEK LYING WITHIN SUBJECT LAND; AND ANY QUESTION
AS TO THE LOCATION OF SUCH CENTER THREAD, BED, BANK OR CHANNEL AS A
LEGAL DESCRIPTION MONUMENT OR MARKER FOR PURPOSES OF DESCRIBING OR
LOCATING SUBJECT LANDS, AND RIGHTS, IF ANY, OF OTHERS IN AND TO SAID
FISH CREEK.

ANY RIGHTS OR INTERESTS WHICH MAY EXIST OR ARISE BY REASON OF THE
FOLLOWING FACTS SHOWN ON ALTA/ASCM SURVEY DATED June 11, 2007
PREPARED BY D & D, INC., JOB #4416-1:
IRRIGATION DITCH LATERALS
ENCROACHMENT OF FENCELINES UPON SOUTHERLY BOUNDARY OF PARCEL B
APPARENT RIGHT OF WAY FOR POWERLINES

ANY RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA, THE STATE OF
COLORADO, OR THIRD PARTIES WHICH EXIST OR ARE CLAIMED TO EXIST IN
AND OVER THE PRESENT BED, BANKS OR WATERS OF FISH CREEK TRAVERSING
THE SUBJECT PROPERTY.

RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS
ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE
PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS
CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN
UNITED STATES PATENT RECORDED March 23, 1923 IN BOOK 129 AT PAGE 396.

TERMS, CONDITIONS AND PROVISIONS OF WARRANTY DEED RECORDED October 03,

EXHIBIT "A"

Property Address: VACANT LAND, STEAMBOAT SPRINGS, CO 80487

1939 IN BOOK 192 AT PAGE 521, RESERVING AN EASEMENT AND RIGHT-OF-WAY FOR ROAD PURPOSES TO AND FROM SUBJECT PROPERTY, AND ICE HOUSE PURPOSES, SUBJECT TO THE TERMS CONTAINED THEREIN.

NOTE: UPON RECORDATION OF THE PLAT OF BARN VILLAGE AT STEAMBOAT THE ABOVE LISTED EXCEPTION MAY BE DELETED.

ANY RIGHTS OR INTERESTS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA SURVEY DATED May 20, 2006 PREPARED BY R.C. MOON, COLO. REG. NO. 13221, JOB #4416-1: ENCROACHMENT OF IMPROVEMENTS ONTO PROPERTY ADJACENT TO THE SOUTH, EXISTING FENCES WHICH IN AREAS ARE NOT COINCIDENTAL WITH PROPERTY BOUNDARY LINES, AND THE TRAVERSE AND RIGHT-OF-WAY FOR UNSPECIFIED IRRIGATION DITCH LATERAL AFFECTING A SOUTHERLY PORTION OF SUBJECT PROPERTY AND FOR THE HOYLE AND KNIGHT DITCH, AND CLAIMS OR TITLE TO SAME.

ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE MOUNT WERNER WATER AND SANITATION DISTRICT, AS EVIDENCED BY INSTRUMENT RECORDED September 21, 2007, UNDER RECEPTION NO. 664301.

TERMS, CONDITIONS AND PROVISIONS OF INCLUSION AGREEMENT RECORDED September 21, 2007 AT RECEPTION NO. 664302.

RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED

3/18/08 AT RECEPTION NO. 671782

TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED

3/18/08 AT RECEPTION NO. 671794

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF BARN VILLAGE AT STEAMBOAT.

TERMS, CONDITIONS AND PROVISIONS OF BARGAIN AND SALE DEED RECORDED

3/18/08 AT RECEPTION NO. 671784