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STATE DOCUMENTARY FEE
Date: March 07, 2008
\$ 37.50

SPECIAL 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, Grantor(s), and

YAMPA VALLEY MEDICAL CENTER, A COLORADO NON-PROFIT CORPORATION

whose legal address is : 1024 CENTRAL PARK DRIVE STEAMBOAT SPRINGS, CO 80487
of the _____ County of ROUTT and State of COLORADO, of the Grantee(s):

WITNESS, That the Grantor, for and in consideration of the sum of (\$375,000.00)
*** Three Hundred Seventy Five 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), their 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 64, BARN VILLAGE AT STEAMBOAT, ACCORDING TO THE PLAT FILED March 15, 2008 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 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 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), their heirs, successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee(s), their heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor(s).

SUBJECT TO GENERAL TAXES FOR THE YEAR 2008; AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

IN WITNESS WHEREOF the Grantor(s) have 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
Witness my hand and official seal.
JEAN T. URBAN
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires June 20, 2009

Jean T. Urban
Notary Public

Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

When Recorded Return to: YAMPA VALLEY MEDICAL CENTER, A COLORADO NON-PROFIT CORPORATION
1024 CENTRAL PARK DRIVE STEAMBOAT SPRINGS, CO 80487

Escrow# SS30010411
Title# RC30010411

EXHIBIT "A"

**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 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.**

**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.**

**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.**