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**SPECIAL WARRANTY DEED**

**STATE DOCUMENTARY FEE**  
**Date: March 07, 2008**  
**\$ 0.00**

**THIS DEED**, made on this day of **March 7, 2008**, between **YAMPA VALLEY MEDICAL CENTER, A COLORADO NON-PROFIT CORPORATION, FORMERLY KNOW AS STEAMBOAT SPRINGS, HEALTH CARE ASSOCIATION, 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**, Grantor(s), and **MOUNTAIN PROPERTY DEVELOPMENT, INC., A COLORADO CORPORATION** of the County of Santa Clara, and State of **CALIFORNIA** of the Grantee(s):

**WITNESS**, that the Grantor(s), for and in consideration of the sum of **\*\*\* TEN AND 00/100 AND OTHER GOOD AND VALUABLE CONSIDERATION \*\*\***

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 successors 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:

SEE ATTACHED LEGAL "EXHIBIT A"

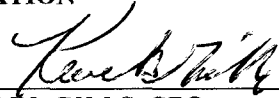
also known by street and number as **VACANT STEAMBOAT SPRINGS CO 80487**

**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 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(s), for himself, his heirs and 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 all taxes and assessments for the year 2008 and all encumbrances of record or apparent, Except for and subject to all patent reservations, the traverse and right-of-way of certain ditches, ponds, and springs, easements and encroachments of record and apparent, restrictions, encumbrances, reservations, agreements and covenant whether or not of record.*

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

**YAMPA VALLEY MEDICAL CENTER, A COLORADO NON-PROFIT CORPORATION, FORMERLY KNOW AS STEAMBOAT SPRINGS, HEALTH CARE ASSOCIATION, A COLORADO NON-PROFIT CORPORATION**

BY:   
**KARL GILLS, CEO**

STATE OF COLORADO )  
 ) ss  
COUNTY OF ROUTT )

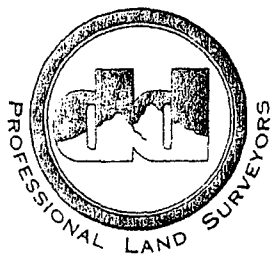
The foregoing instrument was acknowledged before me on this day of **March 7, 2008**,  
By **KARL GILLS AS CEO OF YAMPA VALLEY MEDICAL CENTER, A COLORADO NON-PROFIT CORPORATION, FORMERLY KNOW AS STEAMBOAT SPRINGS, HEALTH CARE ASSOCIATION, A COLORADO NON-PROFIT CORPORATION**

**JEAN T. URBAN**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
My Commission Expires June 20, 2009

  
Notary Public

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

EXHIBIT A



**D & D INC.**

A PROFESSIONAL LAND SURVEYING AND PLANNING CO.  
2145 RESORT DR. SUITE 105, STEAMBOAT SPRINGS, CO 80487  
(970) 879-2715 • FAX (970) 879-3028

February 18th, 2008

Description of a parcel of land located in the NE1/4SW1/4, of Section 21, T6N, R84W, of the 6th P.M., Routt County, Colorado.

Beginning at a point on the south line of a tract of land as described by deed filed with the Routt County Clerk and Recorder appearing in Book 345 at Page 535 from which the SW corner of the SE1/4NW1/4 of Section 21 bears  
N 56°39'54" W 1143.43 feet;

Thence S 02°19'05" E 50.01 feet;  
Thence S 87°39'29" W 317.37 feet;  
Thence N 02°19'05" W 50.02 feet to the above said south line;  
Thence N 87°39'34" E 317.37 feet along said south line to the Point of Beginning.

Containing 0.36 Acres more or less.

Reserving a 20.0 foot wide drainage easement being 10 feet on each side of the following described center line.

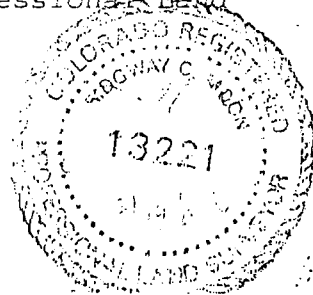
Beginning at a point on the south line of a tract of land as described by deed filed with the Routt County Clerk and Recorder appearing in Book 345 at Page 535 from which the SW corner of the SE1/4NW1/4 of Section 21 bears  
N 56°39'54" W 1143.43 feet;

Thence S 02°19'05" E 20.01 feet to the True Point of Beginning;

Thence S 87°39'29" W 317.37 feet to the point of termination on the west line of the above described parcel.

Bearings are based upon the south line of the SE1/4NW1/4 of Section 21 being S 87°40'59"W

This legal description was prepared by R.C. Moon, Colorado Registration No. 13221, at D&D Inc., a Professional Land



Surveying and Planning Co., 2145 Resort Drive, Suite 105  
Steamboat Springs, CO. 80487-8807  
970-879-2715