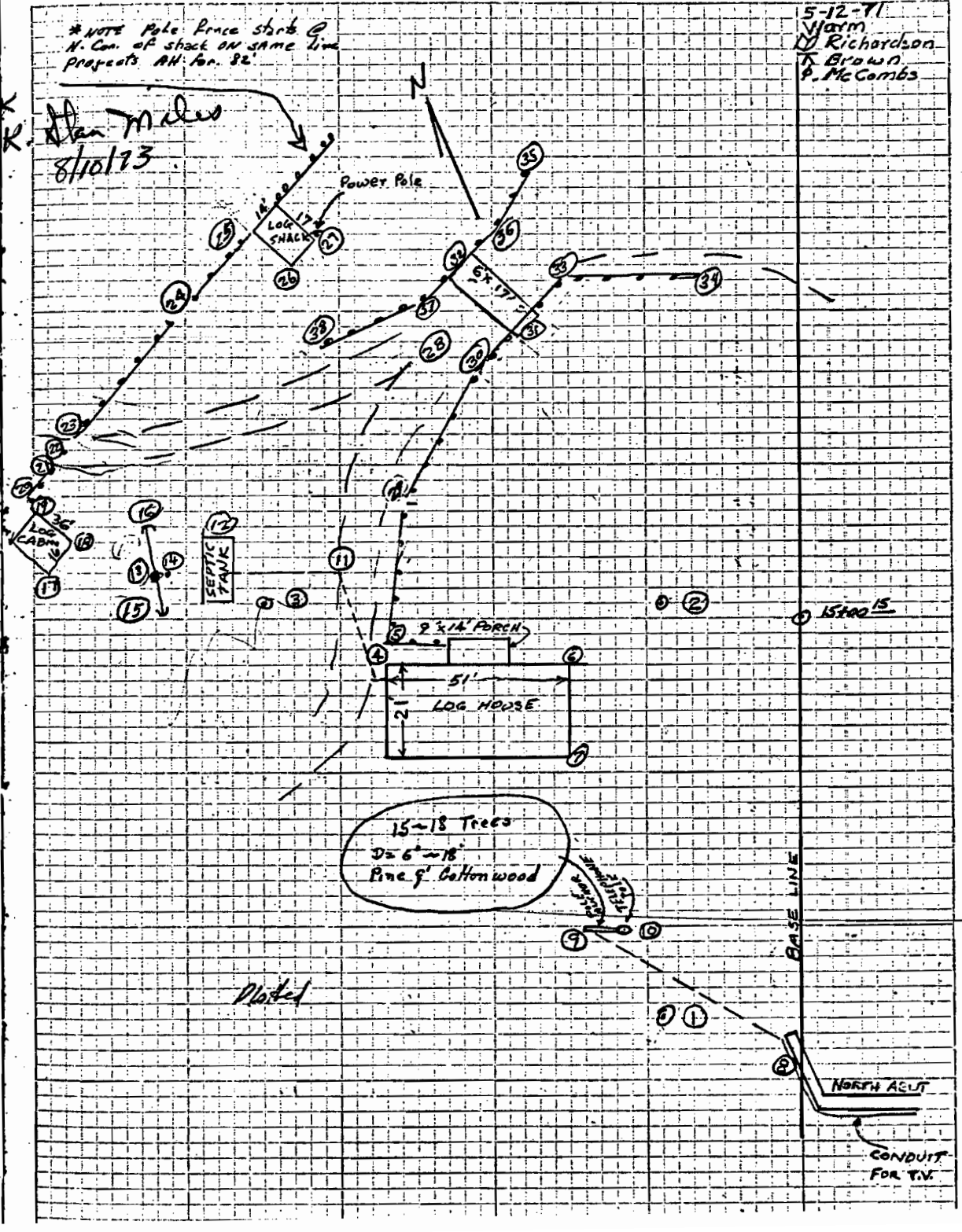


SHOTS	STADIA	HORIZ. & RT.	VERT. &	DESCR.
T ₁ SET ON BASE LINE, STA 15+00.15 SIGHT BACK TANGENT / 0° 00' IN T				
1.	(CHAINED 191.52)	10° 50'	-1°	PROP. CORNER, CAP # 1776
2.	24.20	89° 24'	-3°	" " " "
3.	123'	90° 25'	-7°	" " " "
4.	106'	78° 58'	-1 1/2°	COR. LOG HOUSE
5.	108'	82° 21'	-2 1/2°	COR. POLE FENCE
6.	59'	67° 59'	-8°	COR. HOUSE
7.	70'	52° 06'	-7°	" " " "
8.	125'	1° 41'	-1°	END, WING WALL & TV CONDUIT
9.	119'	20° 46'	-4 1/2°	TEL. POLE BRACE & T.V. CAB. EMERGENCY
10.	102'	17° 17'	-1°	TEL. POLE
11.	112'	93° 03'	-1 1/2°	L POINT OF SEWER LINE
12.	139'	92° 10'	-1 1/2°	SEPTIC TANK
13.	169'	26° 44'	-1 1/2°	POWER POLE
14.	166'	97° 04'	-0°	T.V. BOOSTER
15.	155'	91° 35'	0°	ANCHOR, P.P.
16.	169'	102° 28'	0°	ANCHOR, P.P.
17.	286'	74° 45'	-1 1/2°	CABIN, 16x36', CORNER S.W.
18.	283'	97° 52'	-1 1/2°	S.E. CORNER, LOG CABIN
19.	315'	79° 45'	-1 1/2°	N.E. " " " "
20.	322'	99° 57'	-1 1/2°	POLE FENCE LINE (SEE PROJECTS 20' SOUTH SAME LINE)
21.	310'	104° 02'	-1 1/2°	END, POLE FENCE
22.	315'	105° 53'	-1 1/2°	& 15' ROAD
23.	314'	107° 16'	-1 1/2°	END, POLE FENCE
24.	304'	121° 33'	+ 1/2°	& 12' DRIVEWAY GATE
25.	305'	126° 18'	0°	END, POLE FENCE & COR. LOG SHACK
26.	288'	126° 33'	-1 1/2°	S.W. COR., LOG SHACK
27.	289'	129° 20'	-1 1/2°	S.E. COR. " "
28.	106'	110° 44'	0°	INTERSECTION OF DRIVES
29.	100'	95° 57'	0°	L POINT OF POLE FENCE
30.	98'	110° 12'	0°	L " " " "
31.	85'	121° 17'	0°	S. END COLUMN
32.	99'	126° 22'	0°	" " " "
33.	80'	130° 42'	0°	L. POLE FENCE
34.	68'	190° 03'	0°	END " "
35.	96'	143° 35'	0°	" " " "
36.	94'	133° 57'	-1 1/2°	" " " "
37.	109'	116° 56'	0°	" " " "
38.	120'	116° 00'	0°	" " " "



BRS 0135 (2) Almost Bridge

Base Line Tie to Sec. Cor. ²²²³ T SIN, R I E NMPM. ₂₇₂₆

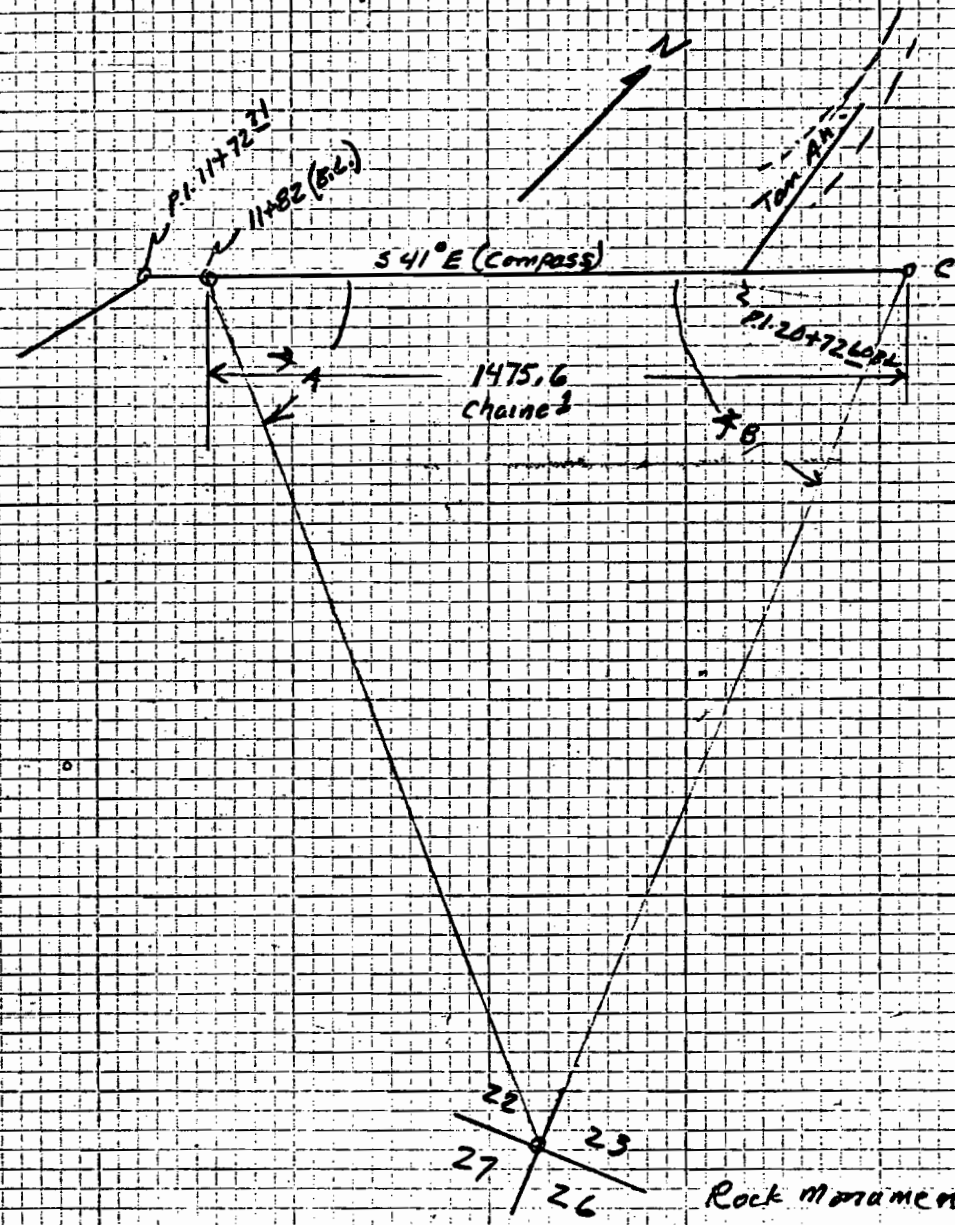
T on B.L. P&T 11482° Sight Tan A 0°00' Turn Rt to Sec Cor

Set	Angle A	2nd	3rd	4th
11482°	81°55' 1/2" ✓	163°51'	245°46' 1/2"	327°42'

T on Point C 1475.6 from BL sta 1182, Sight Tan OK 0°00' turn A B Lt to Sec Cor.

Set	Angle B	2nd	3rd	4th
C	65°26' 1/4" ✓	130°52' 1/2"	196°18' 1/4"	261°44' 1/4"
AVE X C = 65°26' 11"				

4-30-71 Jackson, Christian, Boyd, Sarbeck P/C warm.



Rock monument
2 mark on south side
2 marks on East side

BR S0135 (B) Almont Bridge

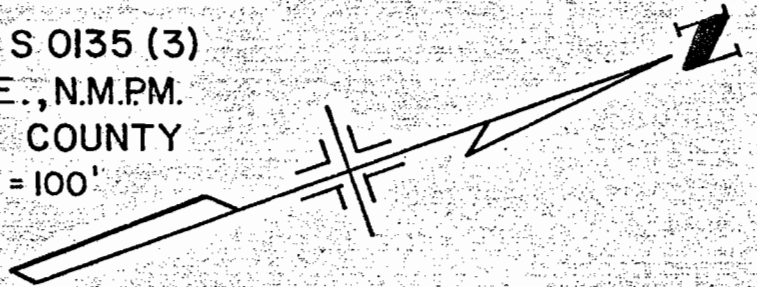
THE STATE DEPARTMENT OF HIGHWAYS
 DIVISION OF HIGHWAYS
 STATE OF COLORADO

PROJECT BR S 0135 (3)

T.51 N., R.1 E., N.M.P.M.

GUNNISON COUNTY

Scale 1" = 100'

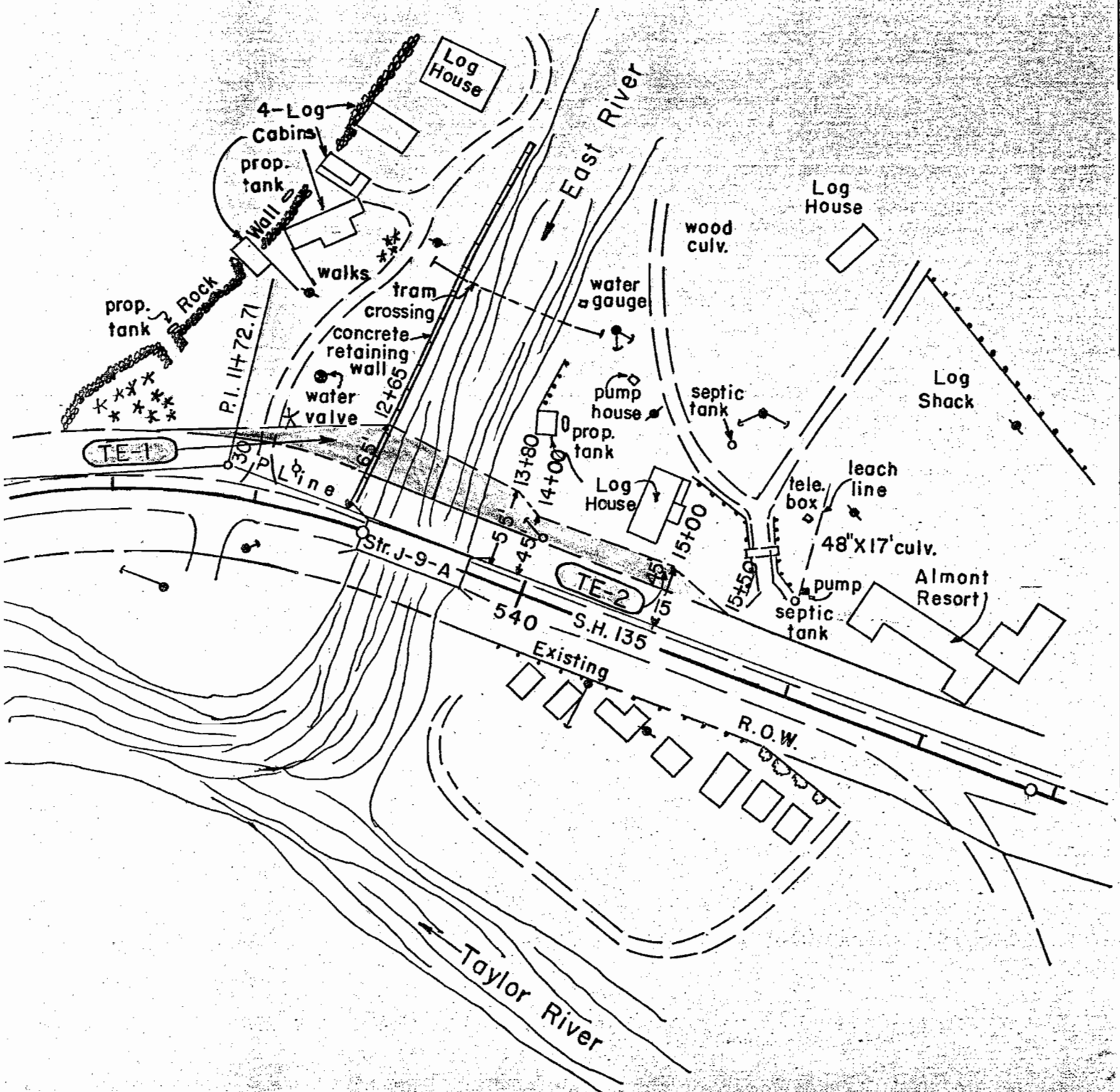


TE-1

Grand Home Builders, Inc.
 a corporation
 W 1/2 SE 1/4 Sec. 22
 .092 Ac.

TE-2

Alvalaine Steiner
 Milton E. Steiner
 William P. Grace &
 Jeannette M. Grace
 W 1/2 SE 1/4 Sec. 22
 .055 Ac.



THIS DEED, Made this 20th day of July, 1971, between ALMONT PROPERTIES, INC.,

Recorder's Stamp

STATE DOCUMENTARY FEE
DATE 7-30-71
\$ 25.00

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and ALVALAINE STEINER, MILTON E. STEINER, WILLIAM P. GRACE and JEANNETTE M. GRACE

of the City and County of Denver and State of Colorado of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of --- TWO HUNDRED FIFTY THOUSAND AND NO/100 --- DOLLARS, to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs, and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the County of Gunnison and State of Colorado, to wit:

Real property as shown on the attached Exhibit "A" which by reference is made a part hereof.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, 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 parties of the second part, their heirs and assigns forever. And the said

ALMONT PROPERTIES, INC., party of the first part, for itself, and its successors, doth covenant, grant, bargain, and agree to and with the said parties of the second part, their heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath 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;

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, their heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest: *Joseph J. Houghton*
Secretary.

ALMONT PROPERTIES, INC.,
a Colorado corporation

By: *Hal J. Jones*
President.

STATE OF COLORADO,
County of Arapahoe } ss.

The foregoing instrument was acknowledged before me this 20th day of July 1971, by Hal J. Jones as President and Secretary of Almont Properties, Inc., a Colorado corporation. Joseph J. Houghton as Secretary of

My notarial commission expires November 19, 1972
Witness my hand and official seal.

George J. [Signature]
Notary Public.

EXHIBIT "A"TRACT ONE

The East Half of the Northwest Quarter (E 1/2 NW 1/4), West Half of the Northeast Quarter (W 1/2 NE 1/4), and Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), Section Twenty-two (22), Township Fifty-one (51) North, Range One (1) East, N.M.M. in Gunnison County, Colorado, together with all improvements situate thereon, and together with all water and water rights, ditches and ditch rights, connected with or used in connection with the lands above described and particularly the Marston Ditch, being Ditch No. 123, and the water decreed thereto.

①
SAVING, EXCEPTING AND RESERVING from the lands above described a tract of land in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section Twenty-two (22), Township Fifty-one (51) North, Range One (1) East, N.M.M., particularly described as follows: Beginning at a point on the easterly right of way boundary of a roadway from whence the Southwest corner of Lot 10 of Almont Subdivision, as filed with the Clerk and Recorder of Gunnison County, Colorado, is located North 28°36' West 614.1 feet, and from whence the North quarter corner of said Section 22, as identified by the U. S. Forest Service, is located South 22°06' East 402.7 feet, thence South 62°11' West 25.0 feet, and thence North 9°04' West 3606.3 feet; thence proceeding around the tract herein described North 28°36' West along said easterly roadway boundary 140.2 feet; thence North 67°29' East 245.4 feet; thence South 20°29' East 157.6 feet; thence South 72°07' West 225.6 feet to the point of beginning; containing 0.79 acres, together with the right of ingress and egress over the present roadway leading from the tract of land above described to Colorado State Highway No. 135.

②
ALSO SAVING AND EXCEPTING from the lands above described all that portion of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), Township Fifty-one (51) North, Range One (1) East, N.M.M. lying east and south of Taylor River and particularly described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4), Section 22 aforesaid, said corner also being the Northeast corner of The Homestead Subdivision, thence South 89°27' West 466.53 feet along the Northerly line of The Homestead Subdivision to a point on the southeasterly bank of Taylor River, thence northeasterly along the southeasterly bank of Taylor River 615.2 feet, more or less, to a point on the said southeasterly bank of Taylor River from which the point of beginning of the tract herein described bears South a distance of 352.8 feet, thence South a distance of 352.8 feet to the point of beginning, containing 1.7 acres, more or less.

③
ALSO SAVING AND EXCEPTING a tract of land containing 0.97 acres situate in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 277 at page 285 of the records in the office of the County Clerk and Recorder of Gunnison County, Colorado, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and G. E. Haskins and Pattie Haskins were the Grantees.

4 ALSO SAVING AND EXCEPTING a tract of land containing 0.20 acres situate in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 277 at page 432 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Dan C. Thomas and Alice Ragdale Thomas were the Grantees.

5 ALSO SAVING AND EXCEPTING a tract of land containing 0.348 acres situate in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 277 at page 437 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Albert B. Chapman and Evelyn M. Chapman were the Grantees.

6 ALSO SAVING AND EXCEPTING a tract of land containing 0.675 acres situate in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 277 at page 439 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Sterling Graham and Lona N. Graham were the Grantees.

7 ALSO SAVING AND EXCEPTING a tract of land containing 0.229 acres situate in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 277 at page 486 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and M. C. Brown was the Grantee.

8 ALSO SAVING AND EXCEPTING a tract of land containing 0.54 acres situate in the West Half of the Southeast Quarter (W 1/2 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 288 at page 215 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and George Epperly and Irena M. Epperly were the Grantees.

9 ALSO SAVING AND EXCEPTING a tract of land in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 288 at page 411 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Verne Watson and Paul Watson were the Grantees.

10 ALSO SAVING AND EXCEPTING a tract of land in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 296 at page 5 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Florence L. Nanninga was the Grantee.

11 ALSO SAVING AND EXCEPTING a tract of land in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 296 at page 213A of said Gunnison County records, wherein Donald L.

Gordon and Myrtle C. Gordon were the Grantors and G. Ray Boyd and Sue D. Boyd were the Grantees.

12
Same as 13
A continuation

ALSO SAVING AND EXCEPTING a tract of land containing 0.97 acres situate in the West Half of the Northeast Quarter (W 1/2 NE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 330 at page 425 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Albert B. Chapman and Evelyn M. Chapman were the Grantees.

13

ALSO SAVING AND EXCEPTING a tract of land containing 0.316 acres situate in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 330 at page 426 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Albert B. Chapman and Evelyn M. Chapman were the Grantees.

14

ALSO SAVING AND EXCEPTING a tract of land containing 0.72 acres situate in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) and the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 296 at page 409 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Howard S. Cole and Clover Bobo Cole were the Grantees.

15

ALSO SAVING AND EXCEPTING a tract of land in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 297 at page 446 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Doris Pearl Holmes was the Grantee.

16

ALSO SAVING AND EXCEPTING a tract of land containing 0.66 acres situate in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 321 at page 456 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and William K. Manning and Peggy F. Manning were the Grantees.

17

ALSO SAVING AND EXCEPTING a tract of land containing 0.89 acres situate in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 334 at page 44 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Paul D. V. Manning and Hortense I. Manning were the Grantees.

18

ALSO SAVING AND EXCEPTING a tract of land containing 0.97 acres situate in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 334 at page 45 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Paul D. V. Manning and Hortense I. Manning were the Grantees.

19

ALSO SAVING AND EXCEPTING a tract of land containing 0.54 acres situate in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 335 at page 217 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Thomas J. Galbraith, et al were the Grantees.

20 ALSO SAVING AND EXCEPTING a tract of land containing 2.0 acres situate in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 337 at page 205 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Glenn R. Reece and Verna M. Reece were the Grantees.

21 ALSO SAVING AND EXCEPTING a tract of land containing 4.74 acres situate in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 343 at page 177 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and J. E. Hoddy was the Grantee.

22 ALSO SAVING AND EXCEPTING a tract of land containing 7.4 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 344 at page 43 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Gifford V. Leece and Edith D. Leece were the Grantees.

23 ALSO SAVING AND EXCEPTING a tract of land containing 3.4 acres situate in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 344 at page 306 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Arthur L. Herzog and Janet P. Herzog were the Grantees.

24 ALSO SAVING AND EXCEPTING a tract of land containing 0.72 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 347 at page 60 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Gifford V. Leece and Edith D. Leece were the Grantees.

25 ALSO SAVING AND EXCEPTING a tract of land containing 2.73 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 352 at page 49 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Richard W. Mullen and Clara J. Mullen were the Grantees.

26 ALSO SAVING AND EXCEPTING a tract of land containing 0.85 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 363 at page 226 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and W. T. Clark and Renn R. Clark were the Grantees.

27 ALSO SAVING AND EXCEPTING a tract of land containing 1.0 acres situate in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 364 at page 430 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and Roland R. Brown and Lucy V. Brown were the Grantees.

28
ALSO SAVING AND EXCEPTING a tract of land containing 1.44 acres situate in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 354 at page 423 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Richard W. Mullen and Clara J. Mullen are the Grantees.

29
ALSO SAVING AND EXCEPTING a tract of land containing 9.175 acres situate in the East Half (E 1/2) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 356 at page 231 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and the County of Gunnison, Colorado, is the Grantee.

30
ALSO SAVING AND EXCEPTING a tract of land containing 0.64 acres situate in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 357 at page 385 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Wylie Ray Dallas and Marjorie Mae Dallas are the Grantees.

31
ALSO SAVING AND EXCEPTING a tract of land containing 0.65 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 357 at page 387 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Gifford V. Leece and Edith B. Leece are the Grantees.

32
ALSO SAVING AND EXCEPTING a tract of land containing 2.0 acres situate in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 359 at page 163 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Roland R. Brown and Lucy V. Brown are the Grantees.

33
ALSO SAVING AND EXCEPTING a tract of land containing 0.17 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 360 at page 440 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Thomas J. Galbraith and Floyd H. Galbraith are the Grantees.

34
ALSO SAVING AND EXCEPTING a tract of land containing 1.49 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 363 at page 134 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Henry P. McIntosh is the Grantee.

35
ALSO SAVING AND EXCEPTING a tract of land in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 363 at page 192 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Wendell C. Galloway and Barbara B. Galloway are the Grantees.

(36) ALSO SAVING AND EXCEPTING a tract of land containing 0.72 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 363 at page 224 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and A. G. McClure and Flotha McClure are the Grantees.

(37) ALSO SAVING AND EXCEPTING a tract of land containing 0.76 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 365 at page 401 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Hal J. Jones is the Grantee.

(38) ALSO SAVING AND EXCEPTING a a tract of land containing 0.87 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 365 at page 460 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Alleene Brower is the Grantee.

(39) ALSO SAVING AND EXCEPTING a tract of land containing 0.78 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 365 at page 462 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Alleene Brower is the Grantee.

(40) ALSO SAVING AND EXCEPTING a tract of land containing 0.88 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 365 at page 506 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Charles Czerwinski, Jr. and Elsie L. Czerwinski are the Grantees.

(41) ALSO SAVING AND EXCEPTING a tract of land containing 0.73 acres situate in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section Twenty-two (22), as more particularly described in Deed recorded in book 367 at page 84 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Paul D. V. Manning and Hortense I. Manning are the Grantees.

(42) ALSO SAVING AND EXCEPTING a tract of land containing 0.57 acres situate in the East Half of the Northwest Quarter (E 1/2 NW 1/4) of said Section Twenty-two (22), as more particularly described in deed recorded in book 369 at page 358 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Alleene Brower is the Grantee.

(43) ALSO SAVING AND EXCEPTING a tract of land containing 1.33 acres situate in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section Twenty-two (22), as more particularly described in deed recorded in book 371 at page 130 of said Gunnison County records, wherein Donald L. Gordon and Myrtle C. Gordon are the Grantors and Wylie Ray Dallas and Marjorie Mae Dallas are the Grantees.

ALSO SAVING AND EXCEPTING Lot 10 of Almont Subdivision, according to the plat of said Almont Subdivision dated August 14, 1963 and filed September 17, 1963 under Reception No. 256418 in the office of the County Clerk and Recorder of Gunnison County, Colorado, wherein Donald L. Gordon and Myrtle C. Gordon were the Grantors and A. L. Fogle was the Grantee.

ALSO SAVING AND EXCEPTING _____ acres of land described in the deed from Almont Properties, Inc., to Dr. DAVID L Crossson dated _____, 1968, of record in Book 403, at Page 262 of said Gunnison County Records.

ALSO SAVING AND EXCEPTING Lot 16, Mountain View Subdivision according to the plat of said subdivision, conveyed to Joe Czerwinski by Almont Properties, Inc. by deed of record in Book 413, Page 18, deed records of Gunnison County, Colorado.

ALSO SAVING AND EXCEPTING Lot 4, Almont Subdivision according to the plat of said subdivision, conveyed to Vincent Norman by Almont Properties, Inc. by deed of record in Book 415, Page 253, deed records of Gunnison County, Colorado.

SUBJECT to all rights of way for roads, ditches, telephone and telegraph lines, electrical power lines, etc., running over and across the lands above described.

ALSO SUBJECT to the provisions of a certain Memorandum Agreement dated December 7, 1962 and recorded in Book 362 at Page 24 of said Gunnison County records wherein Donald L. Gordon and Myrtle C. Gordon were the Parties of the First Part and Thomas J. Galbraith and Floyd H. Galbraith were the Parties of the Second Part, said agreement providing, among other things, that said parties agree to control the use of a certain tract of land owned by the First Parties and located in the E 1/2 NW 1/4 of said Section 22, Township 51 North, Range 1 East, N.M.M., said tract of land being bounded on the South by a certain 0.17 acre tract of land conveyed by the First Parties to the Second Parties on December 6, 1962, which tract is more particularly described in a certain Warranty Deed recorded in Book 360 at Page 440 of said Gunnison County records and bounded on the West by East River and bounded on the East by a road which provides access to the 0.17 acre tract of land and other tracts of land in the immediate area and bounded on the North by a tract of land owned by Gifford V. Leece and Edith B. Leece, said agreement further providing that said tract of land shall, unless otherwise agreed upon between the parties, be used only for access from and to East River from the road and adjacent lands by the residents of what is commonly known as the Almont Resort properties and their guests. Said agreement further provides that no structures or improvements shall be placed on the tract of land above described except by mutual consent and agreement of the parties, and that the agreement shall be binding upon the heirs, executors, administrators and assigns of the respective parties of the agreement.

ALSO SUBJECT to the provisions of a certain Protective Covenant Agreement dated October 3, 1963 and recorded in Book 367 at Page 458 of said Gunnison County Records wherein Donald L. Gordon and Myrtle C. Gordon for themselves, their heirs, executors, administrators and assigns restricted and limited the use of Lots 1 to 20, both inclusive, in

Almont Subdivision, Gunnison County, Colorado, the plat of said Almont Subdivision having been filed under Reception No. 256418 in the office of the County Clerk and Recorder of Gunnison County, Colorado, said Almont Subdivision being situate in the E 1/2 NW 1/4 and W 1/2 NE 1/4 of Section 22, Township 51 North, Range 1 East, N.M.M.

ALSO SUBJECT to Gunnison County Subdivision Regulations dated October 4, 1965 and filed October 5, 1965 under File No. 264830 in the office of the County Clerk and Recorder of Gunnison County.

TRACT TWO

A tract of land in the NW 1/4 SE 1/4 of Section 22, Township 51 North, Range 1 East of the New Mexico Principal Meridian described and bounded as follows: Beginning at a point from which the North quarter corner of said Section 22, as identified by the U.S. Forest Service bears North 9°04' West 3606.3 feet, said point being marked by a 5/8 inch steel reinforcing bar 2 feet long driven into the ground, thence South 82°29' West 298 feet, more or less to the center of the East River, thence Southeasterly along the center of the river to the westerly boundary of State Highway No. 135, thence North 40°03' East along the highway boundary, 250 feet more or less to a point which lies south 53°55' East from the point of beginning, thence North 53°55' West 165 feet more or less to the point of beginning containing 1.44 acres, more or less, but subject to rights of way over existing roads and drives, and being the same land described in the deed from Richard W. Mullen and Clara J. Mullen to Almont Properties, Inc., of record in Book 389, Page 70, deed records of Gunnison County, Colorado.

"MANLY LEGAL BLANKS" FORM NO. 290-AF MANLY OFFICE SUPPLY CO. - PRINTERS - OKLA. CITY

(Order by Number)

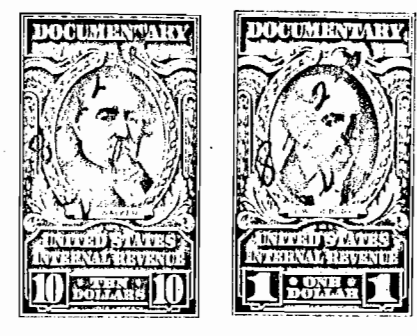
This Space Reserved for Filing Stamp

WARRANTY DEED

Statutory Form--Individual

Know All Men by These Presents:

That Geo. Epperly and Irena M. Epperly,
husband and wife



of Oklahoma County,

State of Oklahoma, part ies of the first part, in consideration of the

sum of One Dollar and other valuable considerations ----- DOLLARS

in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and

Convey unto Grand Home Builders, Inc., a corporation

of Oklahoma County, State of Oklahoma, part y

of the second part, the following described real property and premises situate in Gunnison

County, State of Colorado, to-wit:

tract of land containing 0.54 acres, more or less, located in the West half of the
utheast quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-two (22); Township Fifty-one (51) North,
nge One (1) East, New Mexico Principal Meridian, and being more particularly described
follows: Beginning at a point on the south bank of East River, whence the east quarter
rner of said Section 22 bears North 61°1' East, a distance of 2482.9 feet, more or less;
ence South 43°30' East along the southerly bank of East River, a distance of 93.6 feet
the right of way line of State Highway #135 (Whence the Northwest corner of the south
idge abutment of the State Highway bridge over East River at Almont, Colorado, bears
uth 87°20' East 38.7 feet); thence along said right of way line along a curve with a
dius of 517.5 feet, the chord of which bears South 22°10' West a distance of 234.0
et; thence North 23°35' West, a distance of 216.8 feet; thence North 51°55' East, a
stance of 139.8 feet, more or less, to the point of beginning.

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant
the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part y of the second
part, it's successors ~~heirs~~ and assigns forever, free, clear and discharged of and from all former
grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature,
object to restrictions shown in deed recorded in Book 288, Page 215 in Gunnison County,
lorado.

Signed and delivered this 16th. day of August, 19 61

Geo. Epperly
Geo. Epperly

Irena M. Epperly
Irena M. Epperly

Filed for record the 17th day of July A. D. 1956 at 3:26 o'clock P. M. ETHEL A. SISSON, REC'D
Reception No. 231701 By Ruby Dancy DEPT.

QUITCLAIM DEED

11 1/2 (Jack's Cabin) 1947 plans

THIS DEED, Made this 21st day of February, 1956, between THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation, Grantor, and THE STATE HIGHWAY COMMISSION OF COLORADO, a body corporate, for the use and benefit of the DEPARTMENT OF HIGHWAYS OF THE STATE OF COLORADO, Grantee:

WITNESSETH, That the said Grantor, for and in consideration of the sum of TWO THOUSAND FIVE HUNDRED TEN AND NO/100 DOLLARS (\$2,510.00), to the said Grantor in hand paid by the said Grantee, the receipt whereof is hereby confessed and acknowledged, has remised, released, sold, conveyed, and QUITCLAIMED, and by these presents does remise, release, sell, convey, and QUITCLAIM unto the said Grantee, its successors and assigns forever, all the right, title, interest, claim, and demand which the said Grantor has in and to the following described tracts or parcels of land situate, lying, and being in the County of Gunnison and State of Colorado, to-wit:

All of the right of way of The Denver and Rio Grande Western Railroad Company for the main track of the Salida to Gunnison Main Line, the Sapinero Branch, and the Crested Butte Branch, as said main track was formerly constructed and operated over and across lands, description of which is tabulated as follows:

SALIDA TO GUNNISON MAIN LINE

Width of Right of Way in Feet	Width Each Side of Centerline of Track	Description	D. & R.G.W.R.R. Co. Owned Right of Way Only Acres
200	100	All within NE1/4 SE1/4 Sec. 23, T. 49N., R. 2E., N.M.P.M.	3.72
200	100	All within S1/2 NE1/4 Sec. 23, T. 49N., R. 2E., N.M.P.M.	
200	100	All within the westerly 30 feet of the SW1/4 SW1/4 Sec. 8, T. 49N., R. 2E., N.M.P.M.	0.23
100	50	All within the easterly 70 feet of SE1/4 SE1/4 Sec. 7, T. 49N., R. 2E., N.M.P.M.	

SAPINERO BRANCH

200	100	All within S1/2 Sec. 3, T. 49N., R. 1W., N.M.P.M.	6-7
200	100	All within NW1/4 NE1/4 Sec. 10, T. 49N., R. 1W., N.M.P.M.	7
100	50	All within NW1/4 Sec. 10, T. 49N., R. 1W.) N.M.P.M.	10.48
100	50	All within E1/2 NE1/4 Sec. 9, T. 49N., R. 1W., N.M.P.M.	
100	50	All within NW1/4 SE1/4 Sec. 9, T. 49N., R. 1W., N.M.P.M.	

SAPINERO BRANCH (Continued)

1947 Plans

Width of Right of Way in Feet	Width Each Side of Centerline of Track	Description	D. & R.G.W.R.R. Co. Owned Right of Way Only Acres
200	100	All within W1/2 NE1/4 Sec. 9, T. 49N., R. 1W., N.M.P.M.	
200	100	All within NW1/4 SW1/4 Sec. 26, T. 49N., R. 4W., N.M.P.M.	
200	100	All within E1/2 and SW1/4 Sec. 27, T. 49N., R. 4W., N.M.P.M.	
200	100	All east of Bridge No. 313.32 within the easterly 2110 feet of the SE1/4 Sec. 28, T. 49N., R. 4W., N.M.P.M.	

CRESTED BUTTE BRANCH

100	50	All lying between about 850 feet and 950 feet northerly from Bridge No. 299.02 within NW1/4 SE1/4 Sec. 22, T. 51N., R. 1E., N.M.P.M.; said land lying northerly of and adjacent to right of way conveyed to Gunnison County by Quitclaim Deed No. 5494, dated Nov. 1, 1955.	0.23
200	100	All within the northerly 1576 feet of the SW1/4 and within the southerly 600 feet of the NW1/4 Sec. 15, T. 51N., R. 1E., N.M.P.M.	
200	100	All within NE1/4 Sec. 35 and NW1/4 Sec. 36, T. 15S., R. 85W., 6th P.M. All of the easterly 100 feet of the 200 foot wide right of way within N1/2 Sec. 14 and the W1/2 Sec. 11 and SW1/4 of Sec. 2, T. 15S., R. 85W., 6th P.M.	
200	100	All within the E1/2 Sec. 3, T. 15S., R. 85W., 6th P.M.	
		All of the easterly 50 feet of the 100 foot wide right of way within SE1/4 Sec. 34, T. 14S., R. 85W., 6th P.M.	3.40
200	100	All within NE1/4 Sec. 34, T. 14S., R. 85W., 6th P.M. All of the easterly 100 feet of the 200 foot wide right of way within the NW1/4 Sec. 34, SW1/4 Sec. 27 and SE1/4 SE1/4 Sec. 28, T. 14S., R. 85W., 6th P.M.	
		All of the easterly 50 feet of the 100 foot wide right of way within N1/2 SE1/4 and SW1/4 NE1/4 Sec. 28, T. 14S., R. 85W., 6th P.M.	3.22

Also all of the right of way of The Denver and Rio Grande Western Railroad Company within the southwest quarter of the northeast quarter, the southeast quarter of the northwest quarter and the southwest quarter

of Section 2, Township 49 North, Range 1 West, New Mexico Principal Meridian, at Gunnison in Gunnison County, State of Colorado, described as follows:

Beginning at a point in the south line of Bidwell Street in said southwest quarter of northeast quarter, 62 feet east from the west line of said southwest quarter of northeast quarter; thence South 36 degrees 19 minutes West, 602 feet to point of curve; thence on the arc of a curve to the right with a radius of 1402.5 feet a distance of 648.3 feet to point of tangent; thence South 62 degrees 48 minutes West, 2100 feet, more or less, to the west line of said Section 2; thence South along said west line of Section 2 a distance of about 190 feet to a point 40 feet southerly at right angles from the center line of the former main track of said Railroad Company which extended from Salida to Montrose; thence North 62 degrees 51 minutes East on a line which is parallel to said former main track and which is also the northerly line of the land conveyed to L. B. Lashbrook by deed from the Trustees of said Railroad Company dated October 8, 1946, and of the land conveyed to Gunnison County by deed from Trustees of said Railroad Company dated October 29, 1946, a distance of 2632 feet, more or less, to the west boundary line of land conveyed to the City of Gunnison by Railroad Company's Quit Claim Deed dated May 20, 1955; thence north along said west boundary line a distance of 177 feet, more or less, to the north line of the southwest quarter of said Section 2; thence North 36 degrees 19 minutes East, 580 feet, more or less, along the northwesterly boundary line of said City of Gunnison land to a point in the west boundary line of the land conveyed to City of Gunnison by deed from the Trustees of said Railroad Company dated December 10, 1946, at a point 50 feet east at right angles from the west line of the northeast quarter of said Section 2, and about 105 feet north from the southwest corner of said last mentioned City of Gunnison land; thence north along the west boundary line of said City of Gunnison land about 70 feet to a corner of said City of Gunnison land; thence North 36 degrees 19 minutes East a distance of 155 feet, more or less, along the northwesterly line of said City of Gunnison land to the south line of Bidwell Street; thence west along said south line of Bidwell Street about 75 feet to the point of beginning, containing 12.5 acres, more or less.

All of the above parcels of owned right of way containing a total area of 33.78 acres, more or less.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused its corporate name to be hereunto subscribed, and its corporate seal to be hereunto affixed, by its

(Almont. Bridge)

11 E 8

Remove

Constructing & Maintaining Detour as an item.

This a bridge cross not culvert +
Detour should have crushed gravel & either
mulch or prime.

Borrow Source not set for Subgrade Material

Widening & Overlay over existing Roadway

state forces set up Detour Signing

Ditch to on Permanent easement?
(N W Corner Bridge Situation)

→ Plot Old R.O.W. ✓

K 200
ge 215

This Deed, Made this 14th day of May in the year of our Lord one thousand nine hundred and fifty-one between DONALD L. GORDON, MYRTLE C. GORDON, EDNA I. SALISBURY, HARRY F. SALISBURY and THORA BELLE CRANOR

of the County of Gunnison and State of Colorado, of the first part, and GEORGE EPPERLY and IRENA M. EPPERLY, husband and wife Oklahoma

of the County of Oklahoma and State of ~~Colorado~~ of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Five Dollars and other good and valuable considerations ~~DOLLARS~~ to the said parties of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed; and by these presents do grant, bargain, sell, convey and confirm, unto the said parties of the second part, not in tenancy in common but in joint tenancy, the survivor of them, their assigns and the heirs and assigns of such survivor forever, all the following described lot or parcel of land, situate, lying and being in the County of Gunnison and State of Colorado, to-wit:

A tract of land containing 0.54 acres, more or less, located in the West half of the Southeast quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-two (22); Township Fifty-one (51) North, Range One (1) East, New Mexico Principal Meridian, and being more particularly described as follows; Beginning at a point on the south bank of East River, whence the east quarter corner of said Section 22 bears North 61°1' East, a distance of 2482.9 feet, more or less; thence South 43°30' East along the southerly bank of East River, a distance of 93.6 feet to the right of way line of State Highway #135 (whence the Northwest corner of the south bridge abutment of the State Highway bridge over East River at Almont, Colorado, bears South 87°20' East 36.7 feet); thence along said right of way line along a curve with a radius of 517.5 feet, the chord of which bears South 22°10' West a distance of 234.0 feet; thence North 23°35' West, a distance of 216.8 feet; thence North 51°55' East, a distance of 139.8 feet, more or less, to the point of beginning.

And the Grantees herein, for their heirs, executors, administrators and assigns, covenant and agree with the Grantors, as follows, to-wit:

1. That said land shall never be used for any commercial purpose, and that no building shall ever be built upon said premises other than of log construction.
 2. That said land shall be forever subject to a ten foot right of way for vehicular traffic for the road affording ingress and egress to State Highway #135 for the property owners on the west bank of East River in the location where said access road now is.
 3. That said property shall be open to foot traffic along both river fronts
 4. The Grantors reserve and except to themselves all mineral rights.
- The above shall be covenants that run with the land.

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 parties 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 parties of the second part, the survivor of them, their assigns, and the heirs and assigns of such survivor forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain and agree to and with the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, that at the time of the sealing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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,

and the above bargained premises in the quiet and peaceable possession of the said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of	Donald L. Gordon	
	Myrtle C. Gordon	(SEAL)
	Thora Belle Cranor	(SEAL)
	Harry F. Salisbury	(SEAL)
	Edna I. Salisbury	(SEAL)

STATE OF COLORADO, }
 County of Gunnison } ss.
 The foregoing instrument was acknowledged before me this 14th day of May 19 51, by *DONALD L. GORDON, MYRTLE C. GORDON, EDNA I. SALISBURY, HARRY F. SALISBURY and THORA BELLE CRANOR
 WITNESS my hand and official seal.
 My commission expires Oct. 7, 1952

Rob't G. Porter
 Notary Public.

*If acting in official or representative capacity, insert name and also office or capacity and for whom acting.

Filed for record the 1st day of June, A. D. 19 51, at 1:35 o'clock P. M.
 Ethel A. Sisson Recorder.
 No. 209969 By Deputy.