



351751

7/1/2005 11:20 AM

JOYCE M. RENO

1 of 4 QCD R\$21.00 D\$0.00

Chaffee County Clerk

Quit Claim Deed

State Documentary Fee
Date JUL 01 2005
\$ <u>0</u>

THIS DEED, made to be effective the 5th day of July, 2005, between **Mountain View Ranch Co**, a Colorado corporation, whose legal address is 18840 Mountain View Drive, Buena Vista, Colorado 81211, Grantor, and **Meadow Lakes Mountain Estates Property Owners Association, Inc.**, a Colorado nonprofit corporation, whose legal address is 37250 Mountain View Drive, Buena Vista, Colorado 81211, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and Quit Claimed, and by these presents does remise, release, sell and Quit Claim unto Grantee forever, all the right, title, interest, claim and demand, which the Grantor has in and to the real property lying and being in the County of Chaffee and State of Colorado, described as:

All roads and road rights-of-way depicted on the Meadow Lakes Mountain Estates final plats described as follows:

Filing No. 1, according to the plat recorded at **Reception No. 150991** in the records of the Chaffee County Clerk and Recorder; and

Filing No. 2, according to the plat recorded at **Reception No. 184818** in the records of the Chaffee County Clerk and Recorder.

RESERVING UNTO GRANTOR, Grantor's successors, assigns, and guests, an easement for ingress and egress in perpetuity to enter upon the private roadway system, as depicted on Filing No. 1 and Filing No. 2 referenced above, for the benefit of Grantor's real property described in the attached Exhibit "A", and for National Forest access, the operation, maintenance, and use of Grantor's water rights, water transportation system, and irrigation system.

Grantee shall have the right to maintain and surface the roads as it determines in its discretion. Grantor shall promptly notify Grantee in writing of any alleged damage to the Grantor's facilities located under, on, or adjoining the roads and road right-of-way including, but not limited to, fences, cattle guards, water transportation system, underground irrigation piping system, and survey monuments caused by any of Grantee's activities. Grantee shall have the right to inspect the alleged damage unless the alleged damage has created an emergency situation that must be immediately repaired. At Grantor's discretion, Grantor may elect to perform any needed repairs caused by the alleged damage, or Grantor may elect to notify Grantee of Grantee's duty to perform any needed repairs at Grantee's cost. In the event Grantor elects to perform the needed repairs, Grantor shall submit to Grantee within sixty (60) days of the damage all invoices for labor and materials needed to effect such repair, and Grantee shall reimburse Grantor of said costs within sixty (60) of receipt.

Grantor shall promptly restore, to its original condition, any road including surface, base, and drainage ditches, etc. disturbed by Grantor's use, excluding normal equipment tracks.

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 Grantor, either in law or equity, to the only proper use, benefit and behoove of the Grantee, its heirs and assigns forever.



Quit Claim Deed

IN WITNESS WHEREOF, the Grantor has executed this deed to be effective the date set forth above.

Mountain View Ranch Co

By: Franklin E. Springer By: David M. Springer
Franklin E. Springer David M. Springer
President Secretary

The foregoing instrument was acknowledged before me this 28th day of June, 2005
by Franklin E. Springer as President of Mountain View Ranch Co, a Colorado corporation, on behalf of
said corporation.

My Commission Expires: 2/21/07 Witness my hand and official seal.

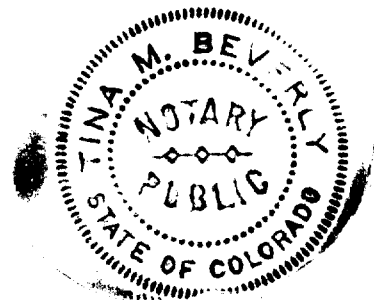
Tina M. Beverly
Notary Public

The foregoing instrument was acknowledged before me this 22 day of June, 2005
by David M. Springer as Secretary of Mountain View Ranch Co, a Colorado corporation, on behalf of
said corporation.

My Commission Expires: May 27, 2008 Witness my hand and official seal.

Kelly L. Lynch
Notary Public

Tina M. Beverly, Notary Public
State of Colorado
My Commission Expires 2/21/2007



**Exhibit "A"**

A tract of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 34, Township 12 South, Range 79 West of the 6th Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:

Beginning at the Northeast corner of that certain parcel of land as described in Book 432 at Page 193 of the records of said county, from whence the Northwest corner of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$ bears North 87°59'11" West 323.73 feet; thence proceeding around said tract along the east boundary of said parcel of land described in Book 432 at Page 193 the following:

first South 17°17'28" East 235.26 feet to the beginning of a curve to the left, said curve having a central angle of 21°10' and a radius of 170.0 feet; and thence along the arc of said curve a distance of 62.80 feet to the Southeast corner of said parcel of land, being common with the Northeast corner of that certain parcel of land as described in Book 429 at Pages 496 and 497;

thence along the easterly boundary of said parcel as described in said Book 429 at Pages 496 and 497 and along the westerly boundary of a roadway the following:

first South 38°27'28" East 63.96 feet to the beginning of a curve to the right, said curve having a central angle of 14°38'10" and a radius of 180.00 feet; thence along the arc of said curve a distance of 45.98 feet to the end of said curve; thence South 23°49'18" East 105.23 feet to the beginning of a curve to the left, said curve having a central angle of 28°16'50" and a radius of 170.00 feet; thence along the arc of said curve a distance of 83.91 feet to the end of said curve; thence South 52°06'08" East 88.15 feet to the beginning of a curve to the right, said curve having a central angle of 40°57'10" and a radius of 80.00 feet; thence along the arc of said curve a distance of 57.18 feet to the end of said curve; thence South 11°08'58" East 45.26 feet to the beginning of a curve to the right, said curve having a central angle of 22°00'30" and a radius of 130.00 feet; and thence along the arc of said curve a distance of 49.94 feet to the end of said curve; thence leaving said easterly parcel boundary as described in Book 429 at Pages 496 and 497 and along the northerly boundary Mountain View Drive and the northerly boundary of Lot No. 28 of Meadow Lakes Mountain Estates, Filing No. 2, according the recorded subdivision plat thereof as filed in the Office of the Clerk and Recorder of said county under Reception No. 184818, the following three (3) courses and distances:

first South 79°08'28" East 60.0 feet; thence North 47°01'10" East 114.65 feet; and thence Due East 399.22 feet, more or less the westerly boundary of that certain parcel of land as described in Book 386 at Page 340 of said county records;

thence leaving said subdivision boundary North 14°48'03" West along the said westerly boundary of the parcel described in Book 386 at Page 340 a distance of 655.7 feet, more or less, to the north boundary of the said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 87°59'11" West along said north boundary 739 feet, more or less, to the point of beginning.



351751

7/1/2005 11:20 AM

JOYCE M. RENO

4 of 4

QCD R\$21.00 D\$0.00

Chaffee County Clerk

Exhibit "A"

A tract of land located in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 34, Township 12 South, Range 79 West of the 6th Principal Meridian, Chaffee County, Colorado, said tract being bounded on the NORTH by the South boundary of that certain tract of land as described in Book 429 at Pages 496 and 497 of the records of said county;
and bounded on the EAST by the Westerly boundary of Morrison Creek Circle, a roadway within Meadow Lakes Mountain Estates, Filing No. 2 according to the recorded subdivision plat thereof filed for record in the Office of the Clerk and Recorder of said county under Reception No. 184818;
and bounded on the SOUTH by the Northerly boundary of Lot No. 32 of said Meadow Lakes Mountain Estates, Filing No. 2;
and bounded on the WEST by the West boundary of the said Northeast Quarter of the Southwest Quarter.

The RESERVED AREA lying between Lots 30 and 31 and Mountain View Drive, as shown on the Sheet 3 of 3 of the filed plat of Meadow Lakes Mountain Estates Filing No. 2, Chaffee County, Colorado, containing 0.27 Acres.