

WARRANTY DEED

THIS DEED, made this 4th day of February, 2015, between Brent Stierwalt and Catherine Brunson, now known as Catherine Stierwalt

whose address is 418 CR 300N, Sadorus, IL 61872. GRANTOR(S), and

Dwayne M. Osadchuk Trust

whose address is ~~30230 N 103rd Place, Scottsdale, AZ 85262~~ GRANTEE(S):
23850 TOBIANO TRAIL, OAK CREEK, CO 80467
WITNESS, that the grantor(s), for and in consideration of the sum of FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$412,500.00), 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 grantees, grantor's 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:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: 23485 Tobiano Trail, Oak Creek, CO 80467

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, 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, 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 grantee, grantee's heirs and assigns forever. The grantor, for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the enrolling and delivery of these presents, grantor 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, except general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's 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, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Brent Stierwalt
Brent Stierwalt

Catherine Brunson aka Catherine Stierwalt
Catherine Brunson now known as Catherine Stierwalt

State of

Illinois

County of

Champaign

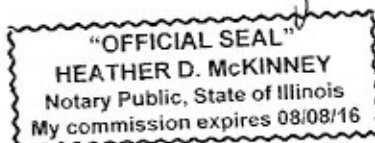
The foregoing instrument was acknowledged, subscribed and sworn to before me this 3rd day of February, 2015 by Brent Stierwalt and Catherine Brunson now known as Catherine Stierwalt

My Commission Expires: 8.8.16

Witness my Hand and Official Seal

Heather D. McKinney
Notary Public

Return: Grantee



"EXHIBIT A"

LEGAL DESCRIPTION

A parcel of land located in a portion of Lot 7, Section 31, Township 5 North, Range 85 West of the 6th Principal Meridian, and a portion of the Northeast quarter and Northeast quarter of the Northwest quarter, Section 36, Township 5 North, Range 86 West of the 6th Principal Meridian, County of Routt, State of Colorado, more particularly described as follows: Beginning at the North 1/4 corner of said Section 36;
thence N 89°46'33" E 2633.27 feet;
thence S 24°41'11" E 250.22 feet;
thence S 89°29'54" W 1565.68 feet;
thence S 00°00'00" W 383.63 feet;
thence N 84°19'42" W 93.29 feet;
thence S 77°36'23" W 64.67 feet;
thence S 78°13'14" W 70.98 feet;
thence S 73°16'15" W 60.00 feet;
thence S 60°42'25" W 171.04 feet;
thence S 54°11'36" W 129.43 feet;
thence S 56°31'22" W 40.09 feet;
thence S 70°57'51" W 34.52 feet;
thence N 69°55'14" W 42.60 feet;
thence N 55°12'57" W 69.53 feet;
thence S 53°20'14" W 36.78 feet;
thence S 58°44'06" W 78.84 feet;
thence S 57°03'47" W 77.03 feet;
thence S 60°14'00" W 115.43 feet;
thence S 52°55'47" W 126.11 feet;
thence S 45°24'04" W 101.51 feet;
thence N 85°37'17" W 203.17 feet;
thence S 83°53'28" W 135.60 feet;
thence S 82°10'21" W 31.23 feet to the center line of Routt County Road No. 29;
thence along the center line of Routt County Road No. 29 the following 11 calls;
thence N 09°23'22" W 30.25 feet;
thence N 07°23'20" W 204.46 feet;
thence N 03°09'39" E 119.16 feet;
thence N 17°50'05" E 128.07 feet;
thence N 25°40'06" E 104.61 feet;
thence N 26°59'10" E 100.67 feet;
thence N 25°30'37" E 123.82 feet;
thence N 23°40'54" E 123.66 feet;
thence N 22°36'12" E 101.36 feet;
thence N 23°22'38" E 129.90 feet;
thence N 20°27'06" E 6.33 feet to the north line of the said northeast quarter of the northwest quarter, Section 36; thence along the north line of said northeast quarter of the northwest quarter, Section 36, N 88° 51'55" E 29.86 feet to the point of beginning.

All bearings based on the north line of the northeast quarter, Section 36 as being N 89°46'33" E, both end marked by GLO Brass Caps.

County of Routt
State of Colorado

CONFIRMATION DEED
(CRS §38-38-502)
Public Trustee's Foreclosure Sale No. 13-127

THIS DEED is made May 6, 2014 between Brita Horn as the Public Trustee in and for the County of Routt, State of Colorado, grantor and Dwayne M. Osadchuk Trust, grantee, the holder of the certificate of purchase whose legal address is 38220 N. 103rd Place, Scottsdale, AZ 85262.

WHEREAS, the Grantor(s) described below did convey to the public trustee, in trust, the property hereinafter described to secure the payment of the indebtedness provided in said deed of trust:

Original Grantor(s)	David D. Combs and Marian T. Combs
Original Beneficiary(ies)	Yampa Valley Bank
Current Holder of Evidence of Debt	Yampa Valley Bank
Date of Deed of Trust	September 18, 2009
County of Recording	Routt
Recording Date of Deed of Trust	September 24, 2009
Recording Information (Reception Number)	691625

WHEREAS, a violation was made in certain of the terms and covenants of said deed of trust as shown by the notice of election and demand for sale filed with the Public Trustee; the said property was advertised for public sale at the place and in the manner provided by law and by said deed of trust; combined notice of sale and right to cure and redeem was given as required by law; said property was sold according to said combined notice; and a certificate of purchase thereof was made and recorded in the office of said county Clerk and Recorder; and

WHEREAS, all periods of redemption have expired.

NOW, THEREFORE, the Public Trustee, pursuant to the power and authority vested by law and by the said deed of trust, confirms the foreclosure sale and sells and conveys to grantee the following described property located in the County of Routt, State of Colorado, to wit:

A parcel of land located in a portion of Section 31, Township 5 North, Range 85 West, NE1/4, NE1/4 NW1/4, Section 36, Township 5 North, Range 86 West, all of the 6th P.M., County of Routt, State of Colorado and more particularly described as follows:

Beginning at a point from which the Northeast corner of said Section 36 bears N24°41'11"W 250.22 feet;
thence S89°29'54" W 1565.68 feet;
thence S00°00'00" W 383.63 feet;
thence N84°19'42" W 93.29 feet;
thence S77°55'40" W 135.65 feet;
thence S73°16'15" W 60.00 feet;
thence S60°42'25" W 171.04 feet;
thence S54°11'36" W 31.99 feet;
thence S54°11'36" W 97.43 feet;
thence S56°31'22" W 40.09 feet;
thence S70°57'51" W 34.52 feet;
thence N69°55'14" W 42.60 feet;
thence N55°12'57" W 69.53 feet;
thence S53°20'14" W 36.78 feet;
thence S58°44'06" W 78.84 feet;
thence S57°03'47" W 77.03 feet;
thence S60°14'00" W 115.43 feet;
thence S52°55'47" W 126.11 feet;
thence S45°24'04" W 101.51 feet;
thence N85°37'17" W 203.17 feet;
thence S83°53'28" W 135.60 feet;
thence S82°10'21" W 31.23 feet to the center line of Routt County Road Number 29;
thence along the center line of said Routt County Road Number 29 S09°23'22" E 172.28 feet;
thence continuing along the center line of said Routt County Road Number 29 S09°31'16" E 54.72 feet;
thence N89°51'41" E 20.27 feet;
thence N89°51'36" E 258.72 feet;
thence N89°51'36" E 721.20 feet;
thence N00°38'32" E 25.00 feet;
thence S89°51'36" W 948.93 feet;
thence N09°24'50" W 183.36 feet;
thence N83°53'28" E 108.05 feet;
thence S85°37'17" E 212.27 feet;
thence N45°24'04" E 111.26 feet;
thence N52°55'47" E 122.87 feet;
thence N60°14'00" E 114.53 feet;
thence N57°03'47" E 77.36 feet;
thence N58°44'06" E 79.65 feet;
thence N53°20'14" E 19.98 feet;

CONFIRMATION DEED

(CRS §38-38-502)

Public Trustee's Foreclosure Sale No. 13-127

thence S55°12'57" E 54.77 feet;
thence S69°55'14" E 54.71 feet;
thence N70°57'51" E 46.57 feet;
thence N56°31'22" E 43.76 feet;
thence N54°11'36" E 81.03 feet;
thence S01°43'20" E 540.13 feet;
thence S00°38'52" W 157.16 feet;
thence N90°00'00" E 1917.74 feet;
thence S05°57'42" E 1180.90 feet;
thence S80°28'56" E 2533.27 feet;
thence N04°58'12" E 1031.10 feet;
thence N88°52'54" W 2067.68 feet;
thence N05°57'42" W 763.89 feet;
thence N24°41'11" W 1132.97 feet, to the Point of Beginning.

containing 120.39 acres more or less.

And together with a 60' wide parcel of land, being 30 feet on each side of the following described centerline,
Beginning at a point on the centerline of Routt County Road No. 29 from which the North 1/4 corner of said Section 36

bears N17°41'47" E 111.22 feet;

thence along said centerline the following sixteen (16) courses and distances;

- 1) S79°44'41"E 146.89 feet
- 2) 24.06 feet along a curve to the right having a radius of 132.00 feet, a central angle of 10°26'44" and a chord which bears S74°31'19"E
- 3) S69°17'56"E 91.57 feet
- 4) 77.11 feet along a curve to the left having a radius of 75.00 feet, a central angle of 58°54'34" and a chord which bears N81°14'47"E 73.76 feet
- 5) N51°47'29"E 252.37 feet
- 6) 115.75 feet along a curve to the right having a radius of 888.00 feet, a central angle of 7°28'07" and a chord which bears N55°31'33"E 115.67 feet
- 7) N59°15'36"E 100.47 feet
- 8) 54.15 feet along a curve to the left having a radius of 571.00 feet, a central angle of 5°26'02" and a chord which bears N56°32'35"E 54.13 feet
- 9) N53°49'34"E 90.16 feet
- 10) 14.86 feet along a curve to the right having a radius of 22.00 feet, a central angle of 38°42'27" and a chord which bears N73°10'48"E 14.58 feet
- 11) S87°27'58"E 37.29 feet
- 12) 37.76 feet along a curve to the right having a radius of 188.00 feet, a central angle of 11°30'25" and a chord which bears S81°42'46"E 37.69 feet
- 13) S75°57'33"E 3.61 feet
- 14) 86.96 feet along a curve to the left having a radius of 115.00 feet, a central angle of 43°19'37" and a chord which bears N82°22'38"E 84.91 feet
- 15) N60°42'49"E 187.06 feet
- 16) 362.76 feet along a curve to the right having a radius of 456.00 feet, a central angle of 45°34'48" and a chord which bears N83°30'13"E 353.27 feet to a Point of Termination on the West line of the above described parcel of land containing 2.31 acres more or less.

All bearings are based on the North line of the NE1/4 Section 36 as being N89°46'33"E, both end marked by G.I.O Brass Caps.

TOGETHER WITH all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the Property, including without limitation all minerals, oil, gas, geothermal and similar matters.

Commonly known as 23850 Tobiano Trail, Oak Creek, Colorado 80467.

Also known by street and number as: 23850 Tobiano Trail, Oak Creek, CO 80467

THE PROPERTY DESCRIBED HEREIN IS ALL OF THE PROPERTY CURRENTLY ENCUMBERED BY THE LIEN OF THE DEED OF TRUST.

To have and to hold the same, with all appurtenances, forever.

Executed on: May 06, 2014

Brita Horn, Public Trustee in and for the County of Routt, State of Colorado

By: Brita Horn Routt County Public Trustee

When Recorded Return to: Routt County Public Trustee



File No.: 2015-01

WARRANTY DEED

STATE DOC FEE: \$

THIS DEED, made this 30 day of June, 2015, between

Joseph Hereau Revocable Trust

of the county of ROUTT, State of Colorado, grantor, and

Dwayne M. Osadchuk Trust

whose legal address is RCR179, Steamboat Springs, Colorado 80487, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of \$450,000.00, 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, his heirs and assigns forever, not in tenancy in common, but in joint tenancy 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 Following Page

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

as known by street and number as: RCR179, Steamboat Springs, Colorado 80487

TOGETHER with all and singular the 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, 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the encasing 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, except

General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, 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, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Joseph Hereau Revocable Trust

By: William H. Dulan
William H. Dulan as Trustee

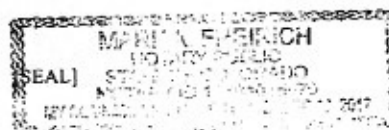
By: Patricia Jane Dulan
Patricia Jane Dulan as Trustee

State of Colorado)
County of Routt) ss.

The foregoing instrument was acknowledged before me on this 25th day of June 2015 by William H. Dulan as Trustee for Joseph Hereau Revocable Trust, and Patricia Jane Dulan as Trustee for Joseph Hereau Revocable Trust.

My Commission Expires: 11/13/2017

[Signature]
Notary Public



LEGAL DESCRIPTION
89 ACRE PARCEL

Exhibit A

Legal Description of a Parcel of land located in a portions of
Lots 10, 12, 13, 14, 15, 21 & 22 Section 31, Township 5 North, Range
85 West, and Lots 8, & 14 Section 7, Township 4 North, Range 85
West, all of the 6th., P.M., Routt County, Colorado, more particularly
described as follows,

BEGINNING at a point on the east-west center line of said Section 7
from which the east $\frac{1}{4}$ corner of said Section 7 bears
North $84^{\circ} 18'43''$ East a distance of 280.96 feet,
thence North $15^{\circ} 09'14''$ East a distance of 775.00 feet;
thence North $07^{\circ} 50'56''$ West a distance of 260.97 feet;
thence North $04^{\circ} 16'48''$ East a distance of 675.96 feet;
thence North $00^{\circ} 21'08''$ West a distance of 734.10 feet;
thence North $02^{\circ} 53'29''$ East a distance of 680.71 feet;
thence North $02^{\circ} 53'29''$ East a distance of 170.31 feet;
thence North $02^{\circ} 19'10''$ East a distance of 910.97 feet;
thence North $44^{\circ} 56'13''$ East a distance of 173.45 feet;
thence North $06^{\circ} 58'56''$ West a distance of 93.18 feet;
thence North $02^{\circ} 14'06''$ East a distance of 335.17 feet;
thence North $82^{\circ} 38'03''$ West a distance of 597.88 feet;
thence North $88^{\circ} 52'54''$ West a distance of 404.82 feet;
thence South $00^{\circ} 00'00''$ East a distance of 3989.78 feet;
thence South $00^{\circ} 00'00''$ East a distance of 657.29 feet;
thence South $00^{\circ} 00'00''$ East a distance of 220.42 feet to the said
east-west center line of said Section 7;

thence along the said east-west center line of said Section 7
North $84^{\circ} 18'43''$ East a distance of 583.62 feet to the Point of
Beginning, containing 89.41 acres more or less.

All bearings are based upon the line between west $\frac{1}{4}$ corner of said
Section 7 (an Alum. cap EMSI RLS 16394) and the east $\frac{1}{4}$ corner
of said Section 7 (a GLO Brass Cap) as being
South $84^{\circ} 18'43''$ East - Based upon a RTK GPS Survey.

SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Professional Land Surveyor licensed
by the State of Colorado, certify that this Legal Description was
prepared by me or under my direct supervision and that it is accurate to
the best of my knowledge.

DATED: 6-4-2015

JAMES B. ACKERMAN, R.L.S. #16394
EMERALD MOUNTAIN SURVEYS, INC.
Box 774812 Steamboat Springs, CO 80477
970/879-8998 I:\DWG\2015\2715-15\89AC.DOC

Reserving to Grantor and its successors and assigns a 60 foot easement over and across the existing road for the purpose of ingress, egress, utilities and snow storage appurtenant to and for the benefit of the real property described in the Quit Claim Deed dated July 1, 2013 between Maplewood Financial, Inc. and The Joseph Hereau Revocable Trust dated April 25, 2013 and recorded July 12, 2013 at Reception #740043 in the Routt County Clerk and Recorder records.

File No.: 2015-02

WARRANTY DEED

STATE DOC FEE: \$

THIS DEED, made this 23 day of June, 2015, between

Joseph Hereau Revocable Trust

of the county of ROUTT, State of Colorado, grantor, and

Dwayne M. Osadchuk Trust

whose legal address is RCR 29, Steamboat Springs, Colorado 80478, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of \$918,360.00, 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, his heirs and assigns forever, not in tenancy in common, but in joint tenancy 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 Following Page

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

as known by street and number as: RCR 29, Steamboat Springs, Colorado 80478

TOGETHER with all and singular the 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, 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling 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, except

General taxes for the current year and subsequent years and subject to easements, restrictions, reservations, covenants and rights of way of record, if any.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, 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, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Joseph Hereau Revocable Trust

By: William H. Dulan
William H. Dulan as Trustee

By: Patricia Jane Dulan
Patricia Jane Dulan as Trustee

State of Colorado)
County of Routt) ss.

The foregoing instrument was acknowledged before me on this by William H. Dulan as Trustee for Joseph Hereau Revocable Trust, and Patricia Jane Dulan as Trustee for Joseph Hereau Revocable Trust.

My Commission Expires:

11/13/2017

Notary Public

[SEAL]



LEGAL DESCRIPTION
316 ACRE PARCEL

Exhibit A

Legal Description of a Parcel of land located in a portions of
Section 36, Township 5 North, Range 86 West, and Lots 8, 18, & 19
Section 31, Township 5 North, Range 85 West, and Lot 17 Section 12,
Township 4 North, Range 86 West, and Lots 3, 9, 10, 11, 12, 13, & 14
Section 7, Township 4 North, Range 85 West, all of the 6th, P.M.,
Routt County, Colorado, more particularly described
as follows,

BEGINNING at the $\frac{1}{4}$ corner of said Sections 12/7,
thence North $89^{\circ} 48'59''$ West a distance of 536.88 feet;
thence North $29^{\circ} 45'44''$ East a distance of 1543.60 feet;
thence North $74^{\circ} 36'56''$ East a distance of 807.31 feet;
thence North $00^{\circ} 46'26''$ East a distance of 523.99 feet to the southeast
corner of said Section 36;
thence along the east line of said Section 36 North $00^{\circ} 46'26''$ East a
distance of 650.99 feet;
thence continuing along the east line of said Section 36
North $00^{\circ} 46'31''$ East a distance of 660.08 feet;
thence South $89^{\circ} 51'58''$ West a distance of 1210.83 feet;
thence North $28^{\circ} 58'53''$ East a distance of 246.87 feet;
thence North $56^{\circ} 55'02''$ West a distance of 1048.29 feet;
thence North $64^{\circ} 51'34''$ West a distance of 641.30 feet;
thence North $00^{\circ} 00'00''$ East a distance of 106.46 feet;
thence South $89^{\circ} 54'23''$ West a distance of 48.87 feet;
thence North $22^{\circ} 14'51''$ East a distance of 60.90 feet;
thence North $26^{\circ} 28'34''$ West a distance of 121.68 feet;
thence North $00^{\circ} 38'53''$ East a distance of 622.88 feet;
thence along the South line of Lot 7, TROUT CREEK VALLEY, a
plat which is recorded with the Routt County Clerk and Records
Records at File Dumber 13536, Steamboat Springs, Routt County,
Colorado N89°54'44"W 545.86 feet;
thence departing said South line the following eight (8) courses and
distances;
1) N08°33'03"W 128.76 feet;
2) N21°48'15"E 93.95 feet;
3) N54°01'04"E 103.25 feet;
4) N60°18'41"E 122.16 feet;
5) N48°04'15"E 116.88 feet;
6) N14°31'02"E 113.13 feet;
7) N09°04'32"W 109.62 feet;
8) N09°31'17"W 51.88 feet to the North line of said Lot 7;
thence along said North line N89°31'35"E 258.72 feet
thence North $89^{\circ} 51'36''$ East a distance of 721.20 feet;
thence South $00^{\circ} 38'52''$ West a distance of 182.10 feet;
thence North $90^{\circ} 00'00''$ East a distance of 1920.50 feet;
thence South $05^{\circ} 57'42''$ East a distance of 1482.43 feet;
thence South $30^{\circ} 23'06''$ East a distance of 1402.62 feet;
thence South $00^{\circ} 00'00''$ West a distance of 1426.70 feet;
thence South $79^{\circ} 42'33''$ East a distance of 2404.68 feet;
thence South $00^{\circ} 00'00''$ East a distance of 877.71 feet to
the east west center of said Section 7;
thence South $84^{\circ} 18'43''$ West a distance of 4307.42 feet;
to the Point of Beginning, containing 316.03 acres more or less.

All bearings are based upon the line between west $\frac{1}{4}$ corner of said
Section 7 (an Alum. cap EMSI RLS 16394) and the east $\frac{1}{4}$ corner
of said Section 7 (a GLO Brass Cap) as being
South $84^{\circ} 18'43''$ East - Based upon a RTK GPS Survey.

SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Professional Land Surveyor licensed
by the State of Colorado, certify that this Legal Description was
prepared by me or under my direct supervision and that it is accurate to
the best of my knowledge.

DATED: 6-4-2015

JAMES B. ACKERMAN, P.L.S. #16394
EMERALD MOUNTAIN SURVEYS, INC.
Box 774812 Steamboat Springs, CO 80477
970/879-8998 I:\DWG\2015\2715-15\316AC.DOC

WARRANTY DEED

SM LUCAS REVOCABLE TRUST, Sigrid Maria Lucas, trustee, grantor, for the consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00), in hand paid, hereby sells and conveys to **DWAYNE M. OSADCHUK TRUST**, grantee, whose legal address is: 23850 Tobiano Trail, Oak Creek, CO 80467, the following real property in the County of Routt, and State of Colorado:

LOT 8, TROUT CREEK VALLEY, Filing No. 2, Routt County, Colorado
Together with the appurtenant easements described in the deed recorded at Reception 627528, Routt County records, and Together with a perpetual, non-exclusive 30 foot wide residential driveway easement through the adjoining Lot 9 and Lot 10, being 15 feet along each side of the centerline of the Recreation Access Road as shown on the recorded plat.

also known by street and number as: 23460 Routt County Road 29, Steamboat Springs, Colorado.

assessor's schedule number: R8170053

with all its appurtenances, and warrants the title to the same, except and subject to: taxes for 2017; and reservations, restrictions, easements, and covenants of record or apparent.

Grantor has executed this deed to be effective as of the 30th day of March, 2017.

SM LUCAS REVOCABLE TRUST, Sigrid Maria Lucas, trustee

BY: Sigrid Maria Lucas, Trustee
Sigrid Maria Lucas, Trustee

STATE OF Virginia, COUNTY OF Prince William ss:

The foregoing deed was acknowledged before me this 29th day of March, 2017, by Sigrid Maria Lucas, Trustee of SM LUCAS REVOCABLE TRUST, Sigrid Maria Lucas, trustee.

Witness my hand and official seal.

Suzanne Marie McCombs
Notary Public

My commission expires: 12-31-2019

Return to grantee

