

## SPECIAL WARRANTY DEED

THIS DEED, made this 3rd day of August, 2021, between

**DARRELL W. CAMILLETTI AND CAROL L. CAMILLETTI**  
whose address is 2419 East Victory Way, Craig, CO 81625, GRANTOR(S), and

**FEATHERED ELK RANCH, LLC, A COLORADO LLC**  
whose address is 508 Smith Street, Fort Collins, CO 80524, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Three Million Three Hundred Twenty Five Thousand and 00/100 Dollars (\$3,325,000.00), 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(s), grantee'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:

**FOR LEGAL DESCRIPTION**  
**SEE EXHIBIT "A" ATTACHED HERETO AND FORMING A PART HEREOF**

also known by street and number as: 26105 RCR 37B, Hayden, CO 81639

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(s), for the grantor, grantor's heirs, and personal representatives or successors, does covenant and agree that grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the grantor, except for general taxes for the current and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

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.

  
Darrell W. Camilletti

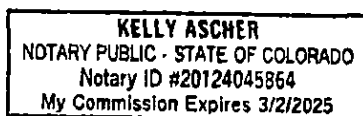
  
Carol L. Camilletti

STATE OF:  
COUNTY OF:

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 3 day of August, 2021 by Darrell W. Camilletti and Carol L. Camilletti.

My Commission expires: 3/2/2025

Witness my hand and official seal.



  
Notary Public



SPECIAL WARRANTY DEED -

Return: Grantee

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**EXHIBIT "A"**

Attached to and forming a part of  
**SPECIAL WARRANTY DEED**

between

**GRANTOR: DARRELL W. CAMILLETTI AND CAROL L. CAMILLETTI**

**GRANTEE: FEATHERED ELK RANCH, LLC, A COLORADO LLC**

**LEGAL DESCRIPTION**

**PARCEL A:**

**Township 4 North, Range 87 West of the 6th P.M.**

**Section 19: E1/2SW1/4, S1/2SE1/4, Lot 4, SE1/4NE1/4**

**Section 20: NW1/4, W1/2E1/2, W1/2SW1/4, SE1/4SW1/4, NE1/4SW1/4**

**Section 30: N1/2NE1/4, NE1/4NW1/4**

**EXCEPT THE FOLLOWING TRACTS OF LAND;**

**Tract A:**

Being a portion of Lot 4, (SW1/4SW1/4) Section 19, Township 4 North, Range 87 West of the 6th P.M. Beginning at the SW corner of said Section 19, Station 56 of the survey, thence north along the Range Line between Townships 4 North, Ranges 87 and 88 West of the 6th P.M., a distance of 1320 feet, more or less, to the 1/16 Corner Station 63; thence east 650 feet, more or less, to the west side of County Road No. 37A, Station 65; thence along the west side of said road S 15°45' W 412 feet to Station 67; thence S 6°40' W 340 feet to Station 68; thence S 15°00' E 615 feet, more or less, to Station 66 on the south line of said Section 19; thence west along said south line of said Section 19, 650 feet, more or less, to the SW corner of said Section 19, Station 56 and place of beginning.

**Tract B:**

Being a portion of the NE1/4NW1/4 of Section 30, Township 4 North, Range 87 West of the 6th P.M. Beginning at the SW Corner of said subdivision, Station 77; thence N 1060 feet, more or less, to the south side of County Road No. 29 at Station 76; thence S 71°32' E 283 feet to Station 75; thence S 86°00' E 240 feet to Station 74; thence S 54°25' E 294 feet to Station 73; thence S 84°50' E 420 feet to Station 72; thence S 54°52' E 203 feet, more or less, to Station 71A; thence S 630 feet along the east line of said subdivision to the SE Corner of said subdivision; thence W 1320 feet, more or less, along the south line of said subdivision, the SW Corner of said subdivision .

**Tract C:**

Being a portion of the NW1/4NE1/4 of Section 30, Township 4 North, Range 87 West of the 6th P.M. Beginning at the SW Corner of said subdivision; thence N 630 feet, more or less, to the south line of County Road No. 29, Station 71A; thence S 54°52' E 95 feet to Station 71; thence S 33°32' E 480 feet to Station 70; thence S 63°47' E 406 feet, more or less, to the south line of said subdivision at Station 69; thence west along said south line 710 feet, more or less, to place of beginning, being the SW Corner of said subdivision and the SE Corner of Tract B.

**PARCEL B:**

**Township 4 North, Range 87 West of the 6th P.M.**



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Section 17: SW1/4SW1/4

Section 18: S1/2SE1/4, SE1/4SW1/4

Section 19: Lot 1, E1/2NW1/4, W1/2NE1/4, N1/2SE1/4, NE1/4NE1/4

**EXCEPT THE FOLLOWING TRACT OF LAND:**

Being a portion of SE1/4SE1/4 Section 18, Township 4 North, Range 87 West of the 6th P.M.

Beginning at a point from whence the SE Corner of said Section 18, bears S 74°53' E a distance of 746 feet.

Thence N 27°30' E a distance of 36 feet; thence N 3°00' E a distance of 202 feet; thence N 87°00' W a distance of 188 feet; thence S 3° 00' W a distance of 234 feet; thence S 87°00' E a distance of 174 feet to the place of beginning.

County of Routt, State of Colorado

County of Routt, State of Colorado.

also known by street and number as: 26105 RCR 37B, Hayden, CO 81639



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PHOTGRAPHIC RECORD

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