

This instrument was prepared by:

Once recorded, return to:

This Space for Recorder's Use Only.

Colorado Quitclaim Deed

State of Colorado

County of Routt

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

_____ US Dollars (\$ \$1) in hand, paid to

_____, LEE E. EMERY
with an address of P.O. Box 774884

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

_____, STEAMBOAT LAKE OUTPOST, INC.
with an address of HATHS PEAK CLARK, CO 80880 County Rd 129

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following
described real estate, situated in Trail Easement Routt County, Colorado, to wit:

Parkside Trail Easement

A complete legal description of the real property being conveyed by this
instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number N/A

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: N/A

Address: N/A

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Colorado)
County of Rock)

On September 15th 2023 before me, Julie L. Hammond,
personally appeared Lee E Emery,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Colorado that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Julie L. Hammond
Printed Name Julie L. Hammond
My Commission Expires 12-7-2024

(Seal)

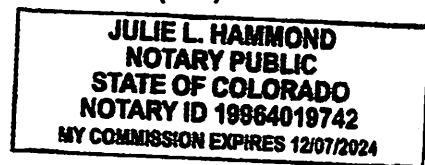


Exhibit A

LEGAL DESCRIPTION
TRAIL EASEMENT

Legal Description of a 20 foot wide Trail Easement located in part of Parcel "K", Parcel "A", and Parcel "B", of STEAMBOAT LAKE Filing No. 6 a subdivision plat which is filed with the Routt County Clerk and Recorder Record's at file number 7227 which is located in part of the NW1/4 Section 29 AND NE1/4 Section 28, Township 10 North, Range 85 West, of the 6th. P. M., Routt County, Colorado, and more particularly described as follows:

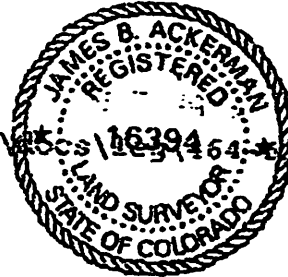
A 20 foot wide Trail Easement along the easterly side of said Parcel "K" parallel with Routt County Road #129,
together with a 20 foot wide Trail Easement along the easterly side of said Parcel "A" parallel with Routt County Road #129,
together with a 20 foot wide Trail Easement along the easterly side of said Parcel "B" parallel with Routt County Road #129.

SURVEYOR'S CERTIFICATE

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

DATED: 6/27/99

James B. Ackerman
JAMES B. ACKERMAN R. L. S. #16394
EMERALD MOUNTAIN SURVEYS, INC.
BOX 774812 STEAMBOAT SPRINGS, CO.
(970) 879-8998



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522277 01/14/2000 12:08P Kay Mainland
6 of 6 R 30.00 D 0.00 Routt County, CO

EXHIBIT A

**Parcel "A", Parcel "B", and Parcel "K", STEAMBOAT LAKE No. 6 a
subdivision plat which is filed with the Routt County Clerk and Recorder
Record's at file number 7227**



**522277 01/14/2000 12:08P Kay Mainland
5 of 6 R 30.00 D 0.00 Routt County, CO**