

CORRECTION RIGHT-OF-WAY EASEMENT

7812693

GEORGE MANEOTIS aka GEORGE C. MANEOTIS, EVELYN MANEOTIS aka EVELYN K. MANEOTIS, VERN T. HERBERT, VERA HERBERT, ANDREW MANEOTIS aka ANDREW C. MANEOTIS, PAULA MANEOTIS aka PAULA J. MANEOTIS do hereby sell, grant and convey to CENTRAL BANK OF CRAIG, N.A., whose address is 250 W. Victory Way, P.O. Box 277, Craig, Colorado 81626, for the sum of TEN and NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, a perpetual nonexclusive easement and right-of-way thirty feet (30') in width, and being fifteen feet (15') on both sides of the center line described on Exhibit "A", attached hereto and by reference incorporated herein.

The easement granted above may be used by the Grantors and Grantee, and those claiming by through and under them, for ingress and egress to and from the respective parcels of ground of Grantors and Grantee, all of which connect to the subject easement at some point.

Said easement carries with it the full and free right by the Grantors and/or Grantee, and those claiming by, through and under them, to construct build and maintain a roadway thereon for all purposes reasonably incident to the right hereby granted, and further for any and all utility purposes, including, but not by way of limitation, the right to erect and maintain utility poles, (except that all such utilities shall be underground across any portion of the easement burdening the property of George and Evelyn Maneotis), with all necessary wires and fixtures thereon, for both telephone and electric lines, and the right to reasonable access thereto in order to maintain the same, and to remove foliage or other impediments to the use, and the right to install, repair, maintain, alter and operate sewers, storm drains, water mains in and upon said easement, together with the right of reasonable access thereon in order to maintain and repair the same, and the right to install, replace, maintain and use pipelines for the conveying of gas, together with the necessary valves and other appliances, fittings and devices for the use thereof, together with the right of access thereto in order to construct and maintain the same.

These easements and rights-of-way, and all provisions thereof, shall be applicable to and binding upon the parties and their respective heirs, devisees, successors and assigns, and is intended to be a benefit to the abutting property of each of the Grantors and Grantee, which benefit is to run with the land.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this _____ day of _____, A. D. 1955.

George J. Mamontis also known as

George J. Mamontis

Evelyn Mamontis also known as

Evelyn K. Mamontis

Vera T. Herbert (S.M.)

Vera Herbert (S.M.)

Andrew Mamontis also known as

Andrew C. Mamontis

Paula Mamontis also known as

Paula J. Mamontis (S.M.)

GRANTORS

CENTRAL BANK OF CRAIG, A.S., GRANTEE.

BY: _____

Title: _____

STATE OF COLORADO)

) SS.

COUNTY OF _____)

do hereby certify that on the _____ day of _____, A.D. 1955, George Mamontis aka George C. Mamontis, Evelyn Mamontis aka Evelyn K. Mamontis, Vera T. Herbert, Vera Herbert, Andrew Mamontis aka Andrew C. Mamontis and Paula Mamontis aka Paula J. Mamontis, or others.

WITNESS my hand and official seal.

My Commission Expires: _____

Notary Public

Address: _____

STATE OF COLORADO)

) SS.

COUNTY OF _____)

do hereby certify that on the _____ day of _____, A. D. 1955, by _____ of Central Bank of Craig, A.S., Grantee.

WITNESS my hand and official seal.

Commission Expires: _____

Notary Public

Address: _____

EASEMENT

THIS EASEMENT, Granted this 3rd day of DECEMBER 199 7, between Steamboat Lake Partners Ltd., Liability Co. a Colorado limited liability company whose legal address is Post Office Box 776378, Steamboat Springs, Colorado 80477 of the County of Routt, State of Colorado, Grantors and George C. Maneotis, Trustee of the George C. Maneotis Trust, Nancy G. Weber, Mike Weber, Patricia G. Zulian, Evelyn K. Maneotis, George C. Maneotis, whose legal address is Post Office Box 668, Clark, Colorado 80428, of the the County, of Routt, and State of Colorado, the Grantees.

WITNESSETH, that the Grantors, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION paid to the Grantors by the Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to the Grantees a non exclusive easement for Grantees, their heirs, successors and assigns forever for ingress and egress, a perpetual access and rights-of-way easement to from, over and across and an easement for any and all utility purposes 30 feet in width and being fifteen feet (15') on both sides of the centerline described on Exhibit A attached hereto and by reference incorporated herein.

Said easement carries with it the full and free right by the Grantors and/or Grantee, and those claiming by, through and under them, to construct build and maintain a roadway thereon for all purposes reasonably incident to the right hereby granted, and further for any and all utility purposes, including, but not by way of limitation, the right to erect and maintain utility poles, (except that all such utilities shall be underground across any portion of the easement burdening the property of George and Evelyn Maneotis), with all necessary wires and fixtures thereon, for both telephone and electric lines, and the right to reasonable access thereto in order to maintain the same, and to remove foliage or other impediments to the use, and the right to install, repair, maintain, alter and operate sewers, storm drains, water mains in and upon said easement, together with the right of reasonable access thereon in order to maintain and repair the same, and the right to install, replace, maintain and use pipelines for the conveying of gas, together with the necessary valves and other appliances, fittings and devices for the use thereof, together with the right of access thereto in order to construct and maintain the same.

This non exclusive access easement is co-existent with that certain access easement described in Book 632 at Pages 1560 - 1562 of the Routt County Clerk and Recorders records.

This Easement is for the benefit of and appurtenant to that land, or any part thereof, situate in the County of Routt and State of Colorado, and described as:

Legal Description of a tract of land located in part of tracts 50 and 51 Sections 20 and 21, Township 10 North, Range 85 West, of the 6th, P.M., Routt County, Colorado, being the same tract of land as per Book 668 at Page 157 of the Routt County Clerk and Recorder records and more particularly described as follows:

Beginning at Angle Point Number 9 of said Tract 50 (a GLO Brass Cap found and used),
thence S 0°37'23" E 1164.85 feet;
thence S 0°37'23" E 1446.43 feet to a found and used CB Signs pin and cap;
thence N 89°56'33" W 1333.04 feet to Angle Point Number 6 of said Tract 50 (a GLO Brass cap found and used);
thence along the south line of said Tract 50 S 89°51'18" W 116.30 feet;
thence continuing along the said south line S 89°51'19" W 1206.86 feet to Angle Point Number 5 of said Tract 50 (a GLO Brass Cap found and used);
thence along the west line of said Tract 50 N 0°09'31" E 1286.62 feet;
thence continuing along said west line N 0°09'30" E 1276.45 feet to the intersection of the west line of said section 21;

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Ray Weinland Routt County Clerk & Recorder

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thence along the said west line of said Section 21 S 0°03'45" E 602.86 feet to the south line of the exceptions shown in Book 668 at Page 158 of the Routt County Clerk and Records records;
 thence along said south line N 89°56'15" E 158.50 feet to the east line of the exceptions shown in Book 668 at Page 158 of the Routt County Clerk and Records records;
 thence along said east line N 0°03'45" W 609.00 feet to the north line of the exceptions shown in Book 668 at Page 158 of the Routt County Clerk and Records records;
 thence along the said north line S 89°56'15" W 158.48 feet to said west line of said Tract 50;
 thence along the said west line of said Tract 50 N 0°15'18" E 22.94 feet to the south line of the exceptions shown in Book 668 at Page 158 of the Routt County Clerk and Records records;
 thence along said south line S 89°28'31" E 25.00 feet to the east line of the exceptions shown in Book 668 at Page 158 of the Routt County Clerk and Records records;
 thence along said east line N 0°06'33" E 45.00 feet to the north line of the tract of land as shown in Book 668 at Page 158 of the Routt County Clerk and Records records, a line between Angle Point Number 9 of Tract 50 (a GLO Brass Cap) and the Point of beginning (a GLO Brass Cap);
 thence along said north line S 89°28'31" E 1213.35 feet;
 thence continuing along said north line S 89°28'31" E 71.96 feet;
 thence continuing along said north line S 89°28'31" E 1310.31 feet to the Point of Beginning.
 containing 156.62 acres, more or less in Routt County, Colorado.

All Bearings shown on the above Legal Description are based upon the east line of this legal description and Book 668 Page 157 as being:
 S 0°37'23" E (GLO BC @AP9 TR 50 TO SIGNS P/C)

Grantees will in no way hinder or prevent the proper and reasonable use and enjoyment of the property through which the easement is granted.

Steamboat Lake Partners Ltd. Liability Co.,
 a Colorado limited liability company

BY: *John W. Norman*
 as *Mgt.*

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 5th
 day of December, 1997 by John W. Norman as
Manager of Steamboat Lake Partners Ltd. Liability Co., a
 Colorado limited liability company.

Witness my hand and official seal

My commission expires: 3/10/98



Peter A. Lombardo
 Notary Public

368681

SUBORDINATION AGREEMENT

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WHEREAS, GEORGE C. MANEOTIS, on the 18th day of August, A. D. 1986, executed and delivered a certain Deed of Trust (hereinafter Deed of Trust) to the Public Trustee of Routt County, Colorado, for the use and benefit of Moffat County State Bank, given to secure the sum of \$193,457.20, said said instrument being filed of record on the 17th day of September, A. D. 1986, and duly recorded in Book 619, Pages 0657-0659, of the Routt County, Colorado records; and

WHEREAS, GEORGE MANEOTIS, EVELYN MANEOTIS, VERN T. HERBERT, VERA HERBERT, ANDREW C. MANEOTIS and PAULA MANEOTIS executed and delivered to CENTRAL BANK OF CRAIG, N.A., whose address is 250 W. Victory Way, P. O. Box 277, Craig, Colorado 81626, a Right-of-Way and Easement, (hereinafter Right-of-Way and Easement), which Right-of-Way and Easement was recorded on November 6th, 1987 in Book 630, Pages 1596-1599, Reception No. 367767, of the Routt County, Colorado records; and

WHEREAS, said Right-of-Way and Easement encumbers a portion of the property described in the above referenced Deed of Trust;

NOW, THEREFORE, the said Moffat County State Bank, beneficiary in the Deed of Trust above described, for a good and valuable consideration, does hereby subordinate its rights acquired under the Deed of Trust, or in any other manner, to the Right-of-Way and Easement granted to Central Bank of Craig, N.A., and agrees that the Right-of-Way and Easement shall constitute a superior claim in the property burdened to the end that any foreclosure upon the Deed of Trust by Moffat County State Bank shall be subject to the rights of the Central Bank of Craig, N.A., or any of its successors or assigns, as though the Right-of-Way and Easement were actually executed and recorded prior to the Deed of Trust to the undersigned.

DATED this 15th day of December, A. D. 1987

MOFFAT COUNTY STATE BANK

BY:

John C. Muller
President

STATE OF COLORADO)
) SS.
COUNTY OF MOFFAT)

The above and foregoing was duly acknowledged before me this 1st day of December, A. D. 1987, by John C. Muller as President of Moffat County State Bank.

WITNESS my hand and official seal.

My Commission Expires: 11-15-89

D. Jeanne O'Brien
Notary Public
Address: P.O. Box 37
Craig, CO 81626



Recorded at 1145 O'clock NOV. 8 1987

Reception No. 367767 Kim Banner, Recorder, Real Estate, CO
RIGHT-OF-WAY AND EASEMENT

BOOK 630 PAGE 1536

GEORGE MANEOTIS, EVELYN MANEOTIS, GRANTORS, and
ANDREW C. MANEOTIS and PAULA MANEOTIS do hereby sell, grant and convey to
CENTRAL BANK OF CRAIG, N.A., whose address is 250 W. Victory Way, P. O.
Box 277, Craig, Colorado 81626, for the sum of TEN and NO/100 DOLLARS
(\$10.00), and other good and valuable consideration, the receipt and
adequacy of which is hereby acknowledged, a perpetual nonexclusive
easement and right-of-way thirty feet (30') in width, and being fifteen
feet (15') on both sides of the center line described on Exhibit "A",
attached hereto and by reference incorporated herein.

The easement granted above may be used by the Grantors and Grantee,
and those claiming by, through and under them, for ingress and egress to
and from the respective parcels of ground of Grantors and Grantee, all of
which connect to the subject easement at some point.

Said easement carries with it the full and free right by the Grantors
and/or Grantee, and those claiming by, through and under them, to
construct build and maintain a roadway thereon for all purposes reasonably
incident to the right hereby granted, and further for any and all utility
purposes, including, but not by way of limitation, the right to erect and
maintain utility poles, (except that all such utilities shall be under-
ground across any portion of the easement burdening the property of George
and Evelyn Maneotis), with all necessary wires and fixtures thereon, for
both telephone and electric lines, and the right to reasonable access
thereto in order to maintain the same, and to remove foliage or other
impediments to the use, and the right to install, repair, maintain, alter
and operate sewers, storm drains, water mains in and upon said easement,
together with the right of reasonable access thereon in order to maintain
and repair the same, and the right to install, replace, maintain and use
pipelines for the conveying of gas, together with the necessary valves and
other appliances, fittings and devices for the use thereof, together with
the right of access thereto in order to construct and maintain the same.

These easements and rights-of-way, and all provisions thereof, shall
be applicable to and binding upon the parties and their respective heirs,
devisees, successors and assigns, and is intended to be a benefit to the
appurtenant property of each of the Grantors and Grantee, which benefit is
to run with the land.

Sm
Lm
J
PM
ACM
V.H
V.T.H

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this 30th day of September, A. D. 1987.

George Maneotis (SEAL)
George Maneotis

Evelyn Maneotis (SEAL)
Evelyn Maneotis

Vern T. Herbert (SEAL)
Vern T. Herbert

Vera Herbert (SEAL)
Vera Herbert

Andrew C. Maneotis (SEAL)
Andrew C. Maneotis

Paula Maneotis (SEAL)
Paula Maneotis

GRANTORS

CENTRAL BANK OF CRAIG, N.A., GRANTEE,

By: [Signature]

Title: [Signature]

STATE OF COLORADO)
COUNTY OF Monte) SS.

The above and foregoing was duly acknowledged before me this 30th day of September, A. D. 1987, by George Maneotis, Evelyn Maneotis, Vern T. Herbert, Vera Herbert, Andrew C. Maneotis and Paula Maneotis, Grantors.

WITNESS my hand and official seal.

My Commission Expires: [Signature]



[Signature] Notary Public

Address: [Signature]

STATE OF COLORADO)
COUNTY OF MONTGOMERY) SS.

The above and foregoing was duly acknowledged before me this 30th day of September, A. D. 1987, by [Signature] of Central Bank of Craig, N.A., Grantee.

WITNESS my hand and official seal.

My Commission Expires: [Signature]



[Signature] Notary Public

Address: [Signature]