

**SPECIAL WARRANTY DEED**

THE MORAN GST TRUST and LONESOME QUAIL, LTD, a Texas limited partnership ("Grantors"), for good and valuable consideration, hereby sell and convey to JMS BEAR CREEK RANCH LLC, a Colorado limited liability company ("Grantee"), whose address is 130 Casuarina Concourse, Coral Gables, FL 33143, the following real property (the "Property"):

**As described on attached Exhibit A,**

**County of Routt,  
State of Colorado;**

with an address of 30857 CR 53, Hayden, CO 81639;

With all its appurtenances.

THE MORAN GST TRUST warrants title against all persons claiming under it as to Parcels A through E of the Property described on Exhibit A, and LONESOME QUAIL, LTD warrants title against all persons claiming under it as to Parcel F of the Property described on Exhibit A, with said warranties being subject to the statutory exceptions as defined in C.R.S. §38-30-113(5)(a).

Executed this 12 day of February, 2021.

THE MORAN GST TRUST

By: Jackquelin Grider TTE  
Jackquelin Grider, Trustee

LONESOME QUAIL, LTD, a Texas  
limited partnership

BY: GC MORAN INVESTMENTS,  
L.L.C., its General Partner

By: Gail Moran  
Gail Moran, Manager



30025745

STATE OF Texas )  
 ) ss.  
County of Navarro )

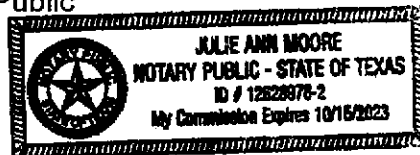
The foregoing instrument was acknowledged before me this 12 day of February, 2021, by Jackuelin Grider, as Trustee of The Moran GST Trust.

Witness my hand and official seal.

My commission expires: 10-15-2023.

Julie Ann Moore  
Notary Public

STATE OF Texas )  
 ) ss.  
County of Navarro )



The foregoing instrument was acknowledged before me this 12 day of February, 2021, by Gail Moran, as Manager of GC Moran Investments, L.L.C., General Partner of Lonesome Quail, LTD, a Texas limited partnership.

Witness my hand and official seal.

My commission expires: 10-15-2023.

Julie Ann Moore  
Notary Public



**Exhibit A**

Escrow No. 30025745

**PARCEL A: (WILLIAMS FORK MOUNTAIN RANCH)  
BEING THE SURFACE ONLY OF THE FOLLOWING DESCRIBED LAND:**

**TOWNSHIP 4 NORTH, RANGE 88 WEST OF THE 6TH P.M. COUNTY OF ROUTT, STATE OF COLORADO.**

**SECTION 7: LOT 1, N1/2SE1/4, SE1/4SW1/4;**

**SECTION 8: LOT 4;**

**SECTION 18: LOTS 1, 2, 3, NE1/4NW1/4;**

**EXCEPT THAT PART OF THE FOLLOWING LYING IN LOT 3 OF SECTION 18, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A POINT WHENCE THE SOUTHEAST CORNER OF LOT 4 OF SAID SECTION BEARS SOUTH 624 FEET (MAGNETIC VARIATION 16°45' EAST), THENCE NORTH 56°30' WEST 411 FEET, THENCE NORTH 23°27' EAST 163 FEET, THENCE NORTH 38°14' WEST 252 FEET, THENCE NORTH 89°43' WEST 155 FEET, THENCE NORTH 64°22' WEST 80 FEET, THENCE NORTH 20° EAST 217 FEET, THENCE SOUTH 73°4' EAST 180 FEET, THENCE SOUTH 83° EAST 423 FEET, TO THE EAST LINE OF SAID LOTS 3 AND 4, THENCE SOUTH ALONG SAID EAST LINE 711 FEET TO THE POINT OF BEGINNING. AND EXCEPTING THAT PORTION OF LOT 3 OF SECTION 18 CONVEYED FROM COTTONWOOD LAND COMPANY TO KENNY D. HARRIS AND JULIE K. HARRIS IN DEED RECORDED APRIL 29, 1997 AT RECEPTION NO. 476989.**

**TOWNSHIP 4 NORTH, RANGE 89 WEST OF THE 6TH P.M. COUNTY OF ROUTT, STATE OF COLORADO.**

**SECTION 11: SE1/4**

**SECTION 12: W1/2SW1/4, SE1/4, LOTS 1, 2 AND 4**

**SECTION 13: N1/2NE1/4, THAT PORTION OF THE NE1/4SE1/4 LYING NORTH OF THE COUNTY ROAD, EXCEPT SO MUCH THEREOF AS IS CONTAINED WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:**

**FROM THE E1/4 CORNER OF SECTION 13, T4N, R89W RUN S 52°50' W 706.35 FEET AND THENCE S 24°30' W 72 FEET TO CORNER NO 1 OF SAID TRACT; THENCE S 53°5' W 1247.4 FEET TO CORNER NO. 2, THENCE N 57°40' W 2158.2 FEET TO CORNER NO. 3; THENCE NORTH 541 FEET TO CORNER NO. 4, THENCE EAST 758 FEET TO CORNER NO. 5, THENCE S 0°35' E 462 FEET TO CORNER NO. 6, CENTER OF SECTION 13, THENCE N 88° E 2019.6 FEET TO CORNER NO. 7, THENCE SOUTH 508.60 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.**

**THAT PART OF THE S1/2NW1/4 LYING NORTH OF THE WILLIAMS FORK ROAD,**

**EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:**

**FROM 1/4 CORNER COMMON TO SECTIONS 13, T4N, R89W AND SECTION 18, T4N, R88W, S 52°50' W 706.35 FEET; THENCE S 24°30' W 72 FEET TO CORNER NO. 1 OF TRACT; THENCE S 53°5' W 1247.4 FEET TO CORNER NO. 2; THENCE N 57°40' W 2158.2 FEET TO CORNER NO. 3; THENCE N 541 FEET TO CORNER NO. 4; THENCE E 758 FEET TO CORNER NO. 5; THENCE S 0°35' E 462 FEET TO CORNER NO. 6 CENTER SECTION 13; THENCE N 88° E 2019.6 FEET TO CORNER NO. 7; THENCE S 508.6 FEET TO CORNER NO. 1 POINT OF BEGINNING.**

**EXCEPT AN 8 ACRE TRACT OF INDEFINITE LOCATION AS EXCEPTED IN DEED DATED OCTOBER 1, 1937, RECORDED OCTOBER 1, 1937 IN BOOK 193 AT PAGE 138.**

**TOWNSHIP 5 NORTH, RANGE 89 WEST OF THE 6TH P.M. COUNTY OF ROUTT, STATE OF COLORADO.**

**SECTION 1: LOTS 7, 9, 10, 15, 16, 17 AND 18;**

**SECTION 2: LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 20 AND 21;**

**LOT 19, EXCEPT A TRACT BOUNDED BY A LINE DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NW CORNER OF SAID SE1/4SW1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SE1/4SW1/4 A DISTANCE OF 760 FEET; THENCE SOUTHWEST IN A STRAIGHT LINE AND ALONG THE WESTERN SIDE OF THE PROPOSED COUNTY ROAD ON SAID RIDGE, A DISTANCE OF 945 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4SW1/4 WHICH IS 588 FEET DUE SOUTH FROM THE PLACE OF BEGINNING; THENCE 588 FEET DUE NORTH TO THE POINT OF BEGINNING.**

**SECTION 3: LOTS 5, 6, 10, 11, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 AND 27.**

**SECTION 4: LOTS 2, 3, 4, S1/2, S1/2NW1/4, S1/2NE1/4**

**SECTION 9: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 AND 13.**

**SECTION 10: LOTS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15;**

**THAT PART OF LOTS 3 AND 8 WHICH LIES SOUTHERLY AND WESTERLY OF A STRAIGHT LINE EXTENDING FROM THE SW CORNER OF LOT 1 OF SECTION 4 TO THE NW CORNER OF LOT 3 OF SECTION 14 IN SAID TOWNSHIP AND RANGE.**

**SECTION 11: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 15, 16, 18, 19 AND 20;**

**LOTS 11 AND 12, EXCEPT A TRACT OF LAND DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 454.2 FEET EAST OF THE NW CORNER OF LOT 13 OF SAID SECTION 11, THENCE N 63°26' E 647**

FEET TO A POINT ON THE NORTH LINE OF LOT 12 OF SECTION 11, THENCE N 63° 26' E 328.3 FEET TO A POINT ON THE EAST LINE OF LOT 11 OF SAID SECTION 11, THENCE S 0° 51' W 142.2 FEET TO THE NE CORNER OF SAID LOT 12, THENCE S 0° 51' W 294.00 FEET, THENCE WEST 865.8 FEET TO THE POINT OF BEGINNING.

A TRACT OF LAND IN LOT 13 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 13, THENCE EAST 454.2 FEET ALONG THE NORTH LINE OF SAID LOT 13, THENCE S 63° W 512.8 FEET TO A POINT ON THE WEST LINE OF SAID LOT 13, THENCE N 0° 51' E 233.5 FEET TO THE POINT OF BEGINNING.

SECTION 12: LOTS 2 AND 3.

SECTION 13: LOTS 1, 6, 9, 10, 11, 12, 13, 14, 15, 16 AND 17.

SECTION 14: LOTS 6, 7, 8, 12, 13, 14, 15, 16, 17 AND THAT PART OF LOTS 3, 4, 5, 9, 10 AND 11 NOT LYING WITHIN TRACT 52.

SECTION 15: LOTS 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 15 AND 16.

SECTION 16: LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10.

SECTION 20: NE1/4

SECTION 21: N1/2N1/2, N1/2SW1/4NE1/4, N1/2S1/2SW1/4NE1/4, N1/2SE1/4NW1/4, N1/2S1/2SE1/4NW1/4

SECTION 22: E1/2, NW1/4, NE1/4NE1/4SW1/4

SECTION 23: ALL

SECTION 24: ALL

SECTION 25: NE1/4NE1/4, S1/2NE1/4, W1/2NW1/4, SE1/4NW1/4, W1/2SE1/4, SE1/4SE1/4, SW1/4

SECTION 26: ALL

SECTION 27: NE1/4, NE1/4SE1/4

SECTION 35: N1/2, SE1/4, N1/2SW1/4, SE1/4SW1/4

SECTION 36: E1/2NE1/4, NW1/4, SE1/4, S1/2SW1/4

EXCEPT THAT PART OF THE FOLLOWING DESCRIBED PARCEL WHICH LIES WITHIN THE SW1/4SW1/4, SECTION 36, T5N, R89W:

A TRACT OF LAND LOCATED PARTLY IN THE SW1/4SW1/4 OF SECTION 36, T5N, R89W AND PARTLY IN LOTS 1 AND 2, SECTION 12, T4N, R89W, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID SECTION 36 FROM WHICH THE SW CORNER OF SAID SECTION 36 BEARS S 89° 4' W 398.47 FEET; THENCE N 108.00 FEET; THENCE N 70° 7' E 292.00 FEET; THENCE S 52° 37' E 147.00 FEET; THENCE S 06° 57' W 270.00 FEET; THENCE S 37° 00' E 48.00 FEET; THENCE S 58° 17' 20" E 26.82 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROUTT COUNTY HIGHWAY NO. 53; THENCE ALONG SAID RIGHT OF WAY S 31° 00' 38" W 39.98 FEET; THENCE LEAVING SAID RIGHT OF WAY N 77° 58' 20" W 244.35 FEET; THENCE N 63° 53' 57" W 188.54 FEET; THENCE S 38° 40' W 165.00 FEET; THENCE S 25° 25' 51" E 382.36 FEET; THENCE S 46° 30' W 575.00 FEET; THENCE S 29° 30' W 195.22 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY NO. 53; THENCE ALONG SAID RIGHT OF WAY S 58° 17' 31" W 89.25 FEET; THENCE LEAVING SAID RIGHT OF WAY N 54° 00' W 316.84 FEET; THENCE N 38° 40' E 1285.00 FEET TO THE POINT OF BEGINNING.

TOWNSHIP 5 NORTH, RANGE 89 WEST OF THE 6TH P.M. COUNTY OF ROUTT, STATE OF COLORADO.

ORIGINAL SURVEY

SECTION 1: LOTS 3, 4, RESURVEY: SW1/4NW1/4

SECTION 2: SE1/4NE1/4 RESURVEY: TRACT 38

SECTION 2: N1/2SE1/4, SW1/4SE1/4, SE1/4SW1/4 RESURVEY: TRACT 40

SECTION 2: SW1/4SW1/4

SECTION 10: E1/2NE1/4

SECTION 11: NW1/4NW1/4 RESURVEY: TRACT 41

SECTION 10: SW1/4NE1/4, NW1/4SE1/4, E1/2SW1/4 RESURVEY: TRACT 46

SECTION 16: ALL RESURVEY: TRACT 51

SECTION 14: N1/2NW1/4, SW1/4NW1/4, NW1/4SW1/4 RESURVEY: TRACT 52

TOWNSHIP 6 NORTH, RANGE 89 WEST OF THE 6TH P.M. COUNTY OF ROUTT, STATE OF COLORADO.

SECTION 33: SW1/4, LOTS 6 AND 11, AND A TRACT IN LOT 10 BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 10; THENCE N 991 FEET; THENCE S 46° E 741 FEET; THENCE S 30° E 528 FEET; THENCE W 812 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE COUNTY OF ROUTT BY RIGHT OF WAY DEED RECORDED JANUARY 14, 1931 IN BOOK 170 AT PAGE 311.

EXCEPT A TRACT OF LAND BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID LOT 6, THENCE SOUTH ON THE EAST LINE OF LOT 6, 80 FEET, THENCE N 49° 22' W 110 FEET, THENCE EAST 70 FEET ON THE NORTH LINE OF SAID LOT 6 TO THE NE CORNER OF LOT 6, THE PLACE OF BEGINNING.

SECTION 34: LOT 16

SECTION 35: LOTS 13, 14, 15 AND 16

TOGETHER WITH:

THE PROPERTY DESCRIBED IN DEED FROM JAMES G. FLOYD TO COTTONWOOD LAND COMPANY, A DELAWARE CORPORATION RECORDED DECEMBER 24, 2013 AT RECEPTION NO. 744899 EXCEPT ANY OF THAT PROPERTY LYING WITHIN THE NW1/4NE1/4SW1/4 OR SE1/4NE1/4SW1/4 OF SECTION 22, TOWNSHIP 5N, RANGE 89 WEST OF THE SIXTH

**PRINCIPAL MERIDIAN**

**AND EXCEPTING THEREFROM:**

ANY OF THE ABOVE PROPERTY CONTAINED WITHIN THE DEED FROM COTTONWOOD LAND COMPANY, A DELAWARE CORPORATION TO JAMES G. FLOYD RECORDED DECEMBER 24, 2013 AT RECEPTION NO. 744900.  
COUNTY OF ROUTT, STATE OF COLORADO.

**PARCEL B: (GREEN RANCH)**

BEING THE SURFACE ONLY OF THE FOLLOWING DESCRIBED LAND:

TOWNSHIP 4 NORTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN

SECTION 8: SW1/4, S1/2SE1/4

SECTION 9: S1/2SW1/4

SECTION 16: N1/2, NW1/4SE1/4

SECTION 17: NE1/4, W1/2SE1/4, NE1/4SE1/4

COUNTY OF ROUTT, STATE OF COLORADO.

**PARCEL C: (HAYDEN GULCH)**

BEING THE SURFACE ONLY OF THE FOLLOWING DESCRIBED LAND:

TOWNSHIP 5 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN

SECTION 19: LOTS 11, 12, 15 AND 16

SECTION 30: E1/2, LOTS 5, 6, 9, 10, 11, 12, 15 AND 16

SECTION 31: LOT 6

EXCEPTING FROM THE ABOVE:

ANY PORTION OF THE ABOVE SUBJECT PROPERTY CONTAINED IN SPECIAL WARRANTY DEED FROM HAYDEN GULCH TERMINAL, LLC, AND LAZY B INVESTMENTS, LLC RECORDED JUNE 5, 2015 AT RECEPTION NO. 758585  
AND ANY PORTION OF THE ABOVE SUBJECT PROPERTY CONTAINED WITHIN DEED FOR COUNTY ROAD NO. 53 FROM H-G COAL COMPANY AND THE COUNTY OF ROUTT RECORDED JANUARY 16, 1979 IN BOOK 468 AT PAGE 697

AND EXCEPTING: ANY PORTION OF THE ABOVE SUBJECT PROPERTY CONTAINED IN DEED RECORDED AUGUST 21, 2019 AT RECEPTION NO. 802250

COUNTY OF ROUTT, STATE OF COLORADO.

**PARCEL D:**

BEING THE SURFACE ONLY OF THE FOLLOWING DESCRIBED LAND:

A TRACT OF LAND LOCATED PARTLY IN THE SW1/4SW1/4 OF SECTION 36, T5N, R89W AND PARTLY IN LOTS 1 AND 2, SECTION 12, T4N, R89W, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID SECTION 36 FROM WHICH THE SW CORNER OF SAID SECTION 36 BEARS S 89° 4' W 398.47 FEET; THENCE N 108.00 FEET; THENCE N 70° 7' E 292.00 FEET; THENCE S 52° 37' E 147.00 FEET; THENCE S 06° 57' W 270.00 FEET; THENCE S 37° 00' E 48.00 FEET; THENCE S 58° 17' 20" E 26.82 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROUTT COUNTY HIGHWAY NO. 53; THENCE ALONG SAID RIGHT OF WAY S 31° 00' 38" W 39.98 FEET; THENCE LEAVING SAID RIGHT OF WAY N 77° 58' 20" W 244.35 FEET; THENCE N 63° 53' 57" W 188.54 FEET; THENCE S 38° 40' W 165.00 FEET; THENCE S 25° 25' 51" E 382.36 FEET; THENCE S 46° 30' W 575.00 FEET; THENCE S 29° 30' W 195.22 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY NO. 53; THENCE ALONG SAID RIGHT OF WAY S 58° 17' 31" W 89.25 FEET; THENCE LEAVING SAID RIGHT OF WAY N 54° 00' W 316.84 FEET; THENCE N 38° 40' E 1285.00 FEET TO THE POINT OF BEGINNING.

COUNTY OF ROUTT, STATE OF COLORADO

**PARCEL E:**

THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 88 WEST OF THE 6TH P.M.,

EXCEPT THAT PORTION AS DESCRIBED IN QUIT CLAIM DEED TO THE COUNTY OF ROUTT, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, RECORDED JANUARY 16, 1979 IN BOOK 468 AT PAGE 697, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SE 1/4 SE 1/4 OF SECTION 19, T5N, R88W OF THE 6TH P.M., ROUTT COUNTY, COLORADO AND

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 19; THENCE, ALONG THE SOUTH LINE OF SAID SE1/4SE1/4 OF SECTION 19, N88°00'11"W, 200.36 FEET; THENCE, 89.35 FEET ALONG THE ARC OF CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 7°48'06" AND A RADIUS OF 656.20 FEET, THE CHORD OF WHICH BEARS N34°41"E, 89.28 FEET; THENCE, N30°40'38"E, 304.55 FEET TO A POINT ON THE EAST LINE OF SAID SE1/4SE1/4 OF SECTION 19; THENCE, ALONG SAID EAST LINE S00°58'23"W, 342.47 FEET TO THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE:

ANY PORTION OF THE PROPERTY CONTAINED IN DEED RECORDED AUGUST 21, 2019 AT RECEPTION NO. 802250 COUNTY OF ROUTT, STATE OF COLORADO

PARCEL F:

A tract of land located in portions of the S1/2 S1/2 SE1/4 and of the SE1/4 SW1/4 of Section 19 and in portions of the NE1/4 and of the NE1/4 NW1/4 of Section 30, all T5N R88W, 6th P.M., Routt County, Colorado, being more particularly described as follows:

BEGINNING at a point on the North line of said NE1/4 NW1/4 of Section 30 from which the North ¼ Corner of Section 30 bears N 89°52'47" E a distance of 477.49 feet; thence S 21°34'17" E a distance of 581.99 feet; thence S 39°41'40" E a distance of 413.97 feet, to a point on the East line of said NE1/4 NW1/4 from which the North ¼ Corner of Section 30 bears N 0°03'33" W a distance of 860.76 feet; thence S 39°41'40" E a distance of 1444.01 feet, to a point on the Northwesterly line of that parcel of land as described in Book 468 at Pages 711-712 (Routt County Road No. 53), records of Routt County; thence Northeasterly along said Northwesterly line the following described courses:

Thence N 62°46'32" E a distance of 115.97 feet;

Thence 71.21 feet along the arc of a curve to the right of Central Angle 2°42'56" and of Radius 1502.39 feet, the Chord of which bears N 64°08'01" E for 71.20 feet;

Thence N 65°29'28" E a distance of 236.86 feet;

Thence N 24°30'32" W a distance of 20.00 feet;

Thence N 65°29'28" E a distance of 400.00 feet;

Thence S 24°30'32" E a distance of 20.00 feet;

Thence N 65°29'28" E a distance of 189.38 feet;

Thence 209.92 feet along the arc of a curve to the left of Central Angle 18°19'45" and of Radius 656.20 feet, the Chord of which bears N 56°19'32" E for 209.03 feet;

Thence N 47°09'43" E a distance of 56.35 feet;

Thence 351.50 feet along the arc of a curve to the left of Central Angle 63°56'06" and of Radius 315.00 feet, the Chord of which bears N 15°11'32" E for 333.55 feet;

Thence N 16°46'23" W a distance of 45.54 feet;

Thence 67.25 feet along the arc of a curve to the right of Central Angle 5°48'39" and of Radius 663.11 feet, the Chord of which bears N 13°51'59" W for 67.22 feet;

Thence N 79°02'16" E a distance of 20.00 feet;

Thence 213.26 feet along the arc of a curve to the right of Central Angle 19°00'00" and of Radius 643.11 feet, the Chord of which bears N 1°27'39" W for 212.29 feet;

Thence N 81°57'44" W a distance of 30.00 feet;

Thence 49.59 feet along the arc of a curve to the right of Central Angle 4°13'15" and of Radius 673.11 feet, the Chord of which bears N 10°08'58" E for 49.58 feet;

Thence N 12°15'31" E a distance of 155.57 feet;

Thence S 77°44'29" E a distance of 20.00 feet;

Thence N 12°15'31" E a distance of 134.75 feet;

Thence 375.39 feet along the arc of a curve to the right of Central Angle 28°04'18" and of Radius 766.20 feet, the Chord of which bears N 26°17'44" E for 371.65 feet;

Thence 68.02 feet along the arc of a curve to the left of Central Angle 5°50'08" and of Radius 667.83 feet, the Chord of which bears N 40°19'49" E for 67.99 feet;

Thence N 40°11'06" E a distance of 13.35 feet;

Thence N 50°49'04" W a distance of 10.00 feet;

Thence 19.62 feet along the arc of a curve to the left of Central Angle 1°42'47" and of Radius 656.17 feet, the Chord of which bears N 38°09'48" E for 19.62 feet, to a point on the North line of

said Section 30, from which the Northeast Corner of Section 30 bears N 89°49'01" E a distance of 202.56 feet; thence N 69°53'58" W a distance of 856.42 feet; thence S 89°49'01" W a distance of 1607.52 feet, to a point on the West line of said S1/2 S1/2 SE1/4 of Section 19, from which the South ¼ Corner of Section 19 bears S 0°23'29" E a distance of 296.90 feet; thence S 89°49'01" W a distance of 592.48 feet; thence S 21°34'17" E a distance of 318.29 feet, to the POINT OF BEGINNING,

COUNTY OF ROUTT, STATE OF COLORADO