

ACKNOWLEDGEMENT OF MERGER OF TITLE

THIS ACKNOWLEDGEMENT OF MERGER OF TITLE (the “Agreement”) is made this ____ day of _____, 2025, by Lance B. Markowitz and Julie B. Markowitz, whose street address is 33650 County Road 38, Steamboat Springs, Colorado 80487 and P.O. Box 776089, Steamboat Springs, Colorado

RECITALS:

A. Lance B. Markowitz and Julie B. Markowitz are the owners of the real property described in general warranty deed recorded at reception no. 837107 on May 6, 2022, and as shown (see Exhibit A attached hereto), in the County of Routt, State of Colorado (the “Property”).

B. Lance B. Markowitz and Julie B. Markowitz have acquired certain additional real property located in Routt County, Colorado, and described as (see Exhibit B attached hereto) (the “Acquired Parcel”).

C. Lance B. Markowitz and Julie B. Markowitz desire to acknowledge their intentions that the Acquired Parcel be combined and merged with the Property, and become one parcel.

NOW, THEREFORE, for the above reasons and in consideration of the promises contained herein, Mark H. Nathanson and Ilene C. Nathanson agree as follows:

TERMS AND CONDITIONS:

1. Lance B. Markowitz and Julie B. Markowitz acknowledge and agree that the Acquired Parcel shall be and hereby is merged with the Property, and the Acquired Parcel and the Property shall be considered a single parcel of land.

2. This Agreement shall inure to the benefit of and be binding upon Lance B. Markowitz and Julie B. Markowitz and their heirs, personal representatives, agents, successors and assigns.

IN WITNESS WHEREOF, Lance B. Markowitz and Julie B. Markowitz have executed this Agreement as of the day and year first above written.

Lance B. Markowitz

Julie B. Markowitz

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Lance B. Markowitz and Julie B. Markowitz.

WITNESS my hand and official seal.
Notary Public
My Commission Expires: _____

Exhibit A

Legal Description per Reception No. 837107 of the records of the Routt County Clerk and Recorder

A tract of land located in the SE ¼ SW ¼ and SW ¼ SE ¼ of Section 28, Township 7 North, Range 84 West of the 6th P.M., Routt County, Colorado

Parcel A:

A tract of land being the N ½ SW ¼ SE ¼, Section 28, Township 7 North, Range 84 West of the 6th P.M., County of Routt, State of Colorado;
Said tract contains 20.54 acres.

Parcel B:

A tract of land being the SE ¼ SW ¼, Section 28, Township 7 North, Range 84 West of the 6th P.M., County of Routt, State of Colorado.
Beginning at the monumented 3.5" BLM Aluminum Cap, set on the NE corner of SE ¼ SW ¼ Section 28,
Thence, S 00° 17' 22" W for a distance of 899.61 feet to a point on a line;
Thence, N 89° 49' 42" W for a distance of 1118.70 feet to a point on a line;
Thence, N 47° 32' 04" E for a distance of 345.88 feet to a point on a line;
Thence, N 44° 01' 42" E for a distance of 482.97 feet to a point on a line;
Thence, N 52° 03' 09" E for a distance of 338.90 feet to a point on a line;
Thence, N 68° 00' 44" E for a distance of 285.97 feet to the point of beginning;
Said tract contains 13.15 acres.

Exhibit B
Acquired Parcel

**A tract of land located in the North ½ South ½ of the Southeast ¼ of Section 28, Township 7 North,
Range 84 West of the 6th P.M., Routt County, Colorado**

A tract of land located in the North ½ South ½ of the Southeast ¼ of Section 28, Township 7 North, Range 84 West of the 6th P.M., Routt County, Colorado also known as the North ½ of Legal Description per Reception No. 835843 of the records of the Routt County Clerk and Recorder more particularly described as follows;

Beginning at the monumented 3.5" BLM Aluminum Cap, set on the NE corner of SE ¼ SW ¼ Section 28, thence, S 00° 18' 53" W for a distance of 682.22 feet to a yellow plastic cap on #5 rebar, PLS 12881, the true point of beginning;

Thence, S 89° 40' 00" E for a distance of 1319.97 feet to a point of intersection with the East 1/16th line of Section 28;

Thence, S 00° 00' 08" W for a distance of 333.37 feet along the east 1/16th line of Section 28 to a point on a line;

Thence, S 89° 59' 40" W for a distance of 1320.39 feet to a point of intersection with the west line of the Southeast ¼ of Section 28;

Thence, N 00° 22' 34" W for a distance of 118.96 feet along the west line of the Southeast ¼ of Section 28 to a found 1 ½" yellow plastic cap on #5 rebar, PLS 12881;

Thence, continuing along the west line of the Southeast ¼ of Section 28, N 00° 19' 10" E for a distance of 222.22 feet to the true point of beginning;

Said tract contains 10.23 acres.

Legal description by Walter N. Magill, Colorado Professional Land Surveyor PLS 38024 for and on behalf of Four Points Surveying and Engineering