

**After Recording Return to:**

Davis Graham & Stubbs LLP  
Attn: Joel A. Mayo  
1550 17<sup>th</sup> Street, Suite 500  
Denver, Colorado 80202

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is dated October 17, 2019, and is made by THE HOME RANCH COMPANY, a Colorado corporation "Grantor," and HOME RANCH, LLC, a Colorado limited liability company, the "Grantee," whose street address is 54880 County Road 129, Clark, Colorado 80428.

WITNESS, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto Grantee, all of the real property, together with any improvements thereon, located in the County of Routt, and State of Colorado, described on the attached **Exhibit A** ("Property");

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, including (a) all easements, rights-of-way, reversions, remainders, development rights, mineral rights, water rights, well rights and air rights appurtenant to the Property, (b) any rights of Grantor to any adjoining strips or gores of property and any land lying within the bed of any adjoining street, and (c) any other rights or privileges appurtenant to such Property or used in connection therewith.

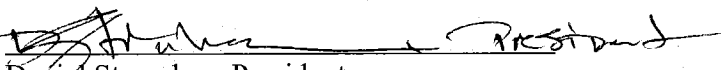
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto Grantee forever. Grantor does covenant and agree that Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises in the quiet and peaceable possession of Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to taxes for the current year and subsequent years, and subject to those matters described on the attached **Exhibit B**.

(Signature page follows)

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and acknowledged on the date set forth above.

**GRANTOR:**

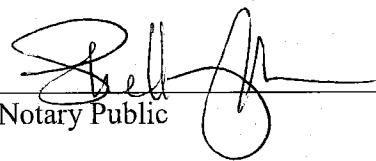
THE HOME RANCH COMPANY, a Colorado corporation

By:   
Daniel Stranahan, President

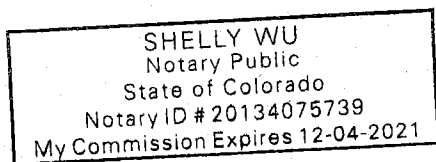
STATE OF COLORADO )  
 ) ss.  
COUNTY OF ROUTT )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of October, 2019, by Daniel Stranahan as President of The Home Ranch Company, a Colorado corporation.

Witness my hand and official seal.

  
Notary Public

My commission expires: 12-4-2021



**Exhibit A to Special Warranty Deed**

**Legal Description**

**PARCEL TWO (PIN 919271001):**

**PARCEL A:**

A tract of land located in Tracts 86, 87 and 88 of Section 27, Township 9 North, Range 85 West of the 6th P.M., County of Routt, State of Colorado

being more particularly described as follows:

BEGINNING at a point from which AP 3 Tract 87 bears N 73°53'54" W, 2845.64 feet;

thence N 01°13'00" E, 1320.00 feet;

thence N 88°47'00" W, 1316.70 feet;

thence S 01°13'00" W, 1320.00 feet;

thence S 88°47'00" E, 1316.70 feet to the POINT OF BEGINNING.

**PARCEL B:**

A 40 foot wide ingress, egress and underground utility easement being 20 feet on each side of the existing road centerline more particularly described as follows:

BEGINNING at the center of County Road No. 129 (Elk River Road) from which AP 2 Tract 89 bears S 21°35'43" W, 481.81 feet;

thence N 64°49'07" E, 50.85 feet;

thence N 45°01'24" E, 276.48 feet;

thence N 46°47'31" E, 90.99 feet;

thence N 54°12'52" E, 67.50 feet;

thence N 66°33'42" E, 91.55 feet;

thence N 76°58'42" E, 131.51 feet;

thence N 71°26'20" E, 83.68 feet;

thence N 68°06'37" E, 121.84 feet;

thence N 61°56'09" E, 89.72 feet;

thence N 44°19'23" E, 55.28 feet;

thence N 28°02'00" E, 102.42 feet;

thence N 38°23'50" E, 80.75 feet;

thence N 43°16'11" E, 85.27 feet;

thence N 46°35'18" E, 154.39 feet;

thence N 35°41'34" E, 74.64 feet;

thence N 38°10'33" E, 80.83 feet;

thence N 44°35'54" E, 218.58 feet;

thence N 51°28'05" E, 48.70 feet;

thence N 72°35'36" E, 59.30 feet;

thence N 80°27'45" E, 313.00 feet;

thence N 82°25'40" E, 115.28 feet;

thence N 56°47'36" E, 74.28 feet;

thence N 55°39'47" E, 118.43 feet;

thence N 62°00'22" E, 58.40 feet;

thence N 81°38'20" E, 48.20 feet;

thence S 81°29'14" E, 54.60 feet;

thence S 65°43'59" E, 142.07 feet;

thence S 73°03'43" E, 225.34 feet to the POINT OF TERMINATION at a point on the west line of the above described tract from which the SW corner of said tract bears

S 01°13'00" W, 1137.03 feet.

Bearings are based upon the monumented line between the Government Brass Caps found for AP 4 and AP 5 of Tract 87 being N 00°06'52" W.

County of Routt, State of Colorado

**Exhibit B to Special Warranty Deed**

Permitted Matters

1. Intentionally deleted.
2. Intentionally deleted.
3. Intentionally deleted.
4. Intentionally deleted.
5. Intentionally deleted.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments for the year 2019 and subsequent years, a lien but not yet due or payable.
8. Any loss or damage arising from the fact that any fence lines on or near the perimeter of the Property may not coincide with property lines.

**THE FOLLOWING EXCEPTIONS AFFECT PARCEL TWO (PIN 919271001):**

9. Reservations contained in the Patent

From: The United States of America  
To: Samuel A. Pettit  
Recording Date: February 06, 1906  
Recording No: Book 28 at Page 365 (Tract 88)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

10. Reservations contained in the Patent

From: The United States of America  
To: George B. Kinney  
Recording Date: January 15, 1907  
Recording No: Book 49 at Page 188 (Tract 87)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

11. Reservations contained in the Patent

From: The United States of America  
To: Samuel T. Wells  
Recording Date: May 27, 1910  
Recording No: Book 49 at Page 272 (Tract 86)

Which among other things recites as follows:

A right of way thereon for ditches or canals constructed by the authority of the United States of America.

Any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts.

The right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law.

12. Easement and right of way for telephone and utility purposes as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by instrument recorded May 3, 1971 in Book 347 at Page 551.
13. Terms, agreements, provisions, conditions and obligations as contained in Resolution #88-P-080 recorded January 6, 1989 in Book 640 at Page 220.
14. Easement and right of way granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by instrument recorded May 1, 1980 in Book 503 at Page 393.
15. Intentionally deleted.
16. Intentionally deleted.
17. Terms, agreements, provisions, conditions and obligations as contained in Easement Agreement by and between Intelco, Inc., an Ohio corporation and The Home Ranch Company, a Colorado corporation recorded February 23, 1993 in Book 682 at Page 2475.
18. Easement and right of way for telecommunications facilities, as granted to US West Communications Inc., a Colorado corporation by Bay Enterprises, Inc., recorded January 28, 1993 in Book 682 at Page 743, in which the specific location is more particularly described in said instrument.
19. Home Ranch Amended Planned Unit Development recorded September 27, 2009 at Reception No. 645437.

20. Recreation Easement Agreement (Dry Creek Property) by and between Dry Creek, LLC, a Colorado limited liability company and The Home Ranch Company, a Colorado corporation recorded February 5, 2009 at Reception No. 683310 and as Amended and Restated Recreation Easement Agreement recorded April 29, 2009 at Reception No. 686426.
21. Recreation Easement Agreement by and between Murphy-Larsen Ranches, Inc., a Wyoming corporation, Entelco Corporation, an Ohio corporation and Home Ranch Company, a Colorado corporation recorded March 20, 2009 at Reception no. 684858 and as Amended and Restated Recreation Easement recorded April 29, 2009 at Reception No. 686426.

END OF EXCEPTIONS AFFECTING PARCEL TWO (PIN 919271001) LANDS