

E-RECORDED

GENERAL WARRANTY DEED
(Pursuant to C.R.S. § 38-30-113(1)(a))

State Documentary Fee
Date 4-27-21
\$ 736.40

CYNTHIA J. CRAWFORD, an individual whose street address is 23250 County Road 14, Oak Creek, CO 80467 ("Grantor"), for the consideration of Seven Million Three Hundred Sixty-Four Thousand and 00/100 dollars (\$7,364,000.00), in hand paid, hereby sells and conveys to **WINDING RIVER RANCH, LLC**, a Colorado limited liability company whose street address is 2215 Golf View Way, Steamboat Springs, CO 80487 ("Grantee"), the following real property in the County of Routt and State of Colorado, to wit:

See attached Exhibit A

also known by street and number as: 23250 COUNTY ROAD 14, Oak Creek, CO 80467,
with all its appurtenances and warrants the title to the same, subject to Statutory Exceptions.

Signed this 27th day of April, 2021.

GRANTOR


CYNTHIA J. CRAWFORD

STATE OF COLORADO)

) ss.

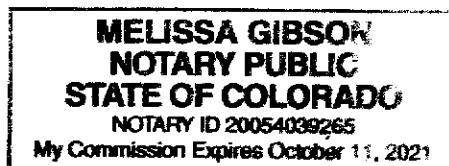
COUNTY OF ROUTT)

The foregoing instrument was subscribed, sworn to, and acknowledged before me on this 27th day of April, 2021, by Cynthia J. Crawford, Grantor.

Witness my hand and official seal.

My Commission expires: 10/1/21


Notary Public



Upon recording, please return to:
Kent Holsinger
Holsinger Law, LLC
1800 Glenarm Place, Suite 500
Denver, CO 80202



30020989

Exhibit A
Legal Description

PARCEL 1:

LOTS 7, 8, 9, 10, AND 13, SECTION 22, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN;

LOTS 4 AND 9, SECTION 23, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN;

LOT 2, SECTION 27, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THAT PART OF THE WEST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF THE YAMPA RIVER;

LOTS 4, 5, 6, 7, 9, 10 AND 11, SECTION 4, TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN;

LOT 8 OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 4;
THENCE NORTH 7 DEGREES 19 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION, 660 FEET;
THENCE EAST AND PARALLEL TO THE EAST-WEST CENTERLINE OF SAID SECTION 4, 660 FEET;
THENCE SOUTH 660 FEET, MORE OR LESS, TO THE EAST-WEST CENTERLINE OF SAID SECTION;
THENCE WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, 660 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTERLINE OF THE YAMPA RIVER;

LOT 1 OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN;

LOTS 5, 6, 7, 8 AND THE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 33, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN;

LOTS 8, 9, 10, 11, 12, 13, 14, AND 15, SECTION 34, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN;

**THE NORTH ONE HALF OF THE SOUTH ONE HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EXCEPT THE FOLLOWING DESCRIBED TRACT:**

**BEGINNING AT THE SOUTH 16TH CORNER ON THE WEST SIDE OF SAID SECTION 4;
THENCE NORTH 600 FEET ON SECTION LINE;
THENCE EAST ON LINE AT RIGHT ANGLES TO SAID SECTION LINE 223 FEET;
THENCE SOUTH 23 DEGREES EAST 467 FEET;
THENCE EAST ON LINE AT RIGHT ANGLES WITH SECTION LINE 294 FEET;
THENCE SOUTH ON A LINE PARALLEL WITH SAID SECTION LINE 171 FEET;
THENCE WEST ON A LINE AT RIGHT ANGLES WITH SAID SECTION LINE, 760 FEET
TO THE PLACE OF BEGINNING,
EXCEPT ANY PORTION THAT MAY LIE SOUTH OF THE CENTER LINE OF THE YAMPA
RIVER;**

**LOTS 1, 2 AND 3, SECTION 22, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN;**

**LOTS 4 AND 10, SECTION 26, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH
PRINCIPAL MERIDIAN;**

**NORTH ONE HALF OF THE SOUTH ONE HALF, AND LOTS 4 AND 5, SECTION 27,
TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN.**

**EXCEPT THAT PROPERTY DESCRIBED IN THE DEED RECORDED NOVEMBER 22, 2005,
UNDER RECEPTION NO. 629554, COUNTY OF ROUTT, STATE OF COLORADO.**

PARCEL 2:

**LOT 4, SECTION 33, TOWNSHIP 4 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL
MERIDIAN COUNTY OF ROUTT, STATE OF COLORADO.**

PARCEL 3:

**EAST ONE HALF OF LOTS 2 AND 6, SECTION 34, TOWNSHIP 4 NORTH, RANGE 85
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ROUTT, STATE OF
COLORADO.**