

**PERSONAL REPRESENTATIVE'S DEED**

**THIS DEED**, made this 14 day of November 2022, between **Deborah Robertson**, as personal representative of the **Estate of Pauline O'Brien**, grantor, and **Four Bears Fish Camp, LLC** P.O Box 273, Yampa, Colorado 80483-0273, Grantee.

**WHEREAS**, grantor is the qualified personal representative of the Estate of conferred by Decedent's Estate, El Paso County District Court Case No. 2019 PR31038 and every other power, and for Two Hundred Fifty Thousand Dollars (\$250,000) paid at and before the sealing and delivery of this instrument, and for other valuable consideration, the receipt and sufficiency of which is acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey to grantee the following real property located in Routt County, Colorado:

A tract of land in the SE1/4SW1/4 of Section 34, Township 3 North, Range 85 West of the 6<sup>th</sup> P.M. more particularly described in Exhibit A attached hereto and incorporated herein.

**WHEREAS**, grantee is entitled to distribution of the above described real property.

**TO HAVE AND TO HOLD** the property, together with all and singular the rights, members and appurtenances thereof, to the same belonging or in any way appertaining, to the only proper use and benefit of grantee to same extent and manner as was held by the deceased.

**IN WITNESS WHEREOF**, grantor has signed, sealed and delivered this deed on the date written above.

**Estate of Pauline O'Brien**

Deborah Robertson  
Deborah Robertson, Personal  
Representative

STATE OF Colorado )  
COUNTY OF Routt ) ss.

The above instrument was acknowledged before me on the 14 day of November 2022, by Deborah Robertson.

Witness my hand and official seal.

My commission expires: 11/13/2025

W.A. 8  
Notary Public

MARK A FREIRICH  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19894015970  
My Commission EXPIRES NOVEMBER 13, 2025

NR 772892, 09/30/2016 at 11:20:44 AM, 2 of 2, Kim Bonner, Routt County, CO

A tract of land in the SE1/4 SW1/4 of Section 34, Township 3 North, Range 85 West of the 6th P.M., bounded by a line described as follows:

Beginning at the SW corner of Section 34, Township 3 North, Range 85 West of the 6th P.M.

Thence N 87deg 40min 53sec E 2471.60 feet;  
Thence N 14deg 32min 16sec W 648.62 feet to the true point of beginning which is on the westerly right of way line of State Highway 131;  
Thence N 10deg 56min 58sec W 313.35 feet along said right of way line;  
Thence S 82deg 41min 52sec W 20.06 feet along said right of way line;  
Thence N 10deg 41min 20sec W 205.65 feet along said right of way line to the south right of way line of County Road No. 17;  
Thence west, 130.0 feet along said south right of way line to the center of the Yampa River;  
Thence S 12deg 36min 00sec W 376.27 feet to a point in the center of the Yampa River;  
Thence S 10deg 44min 00sec E 126.5 feet to a point in the center of the Yampa River;  
Thence S 5deg 00min 30sec W 73.47 feet to a point in the center of the Yampa River;  
Thence S 11deg 09min 04sec E 316.24 feet to a point in the center of the Yampa River;  
Thence S 76deg 18min 05sec E 324.64 feet to a point where the centerline of the Yampa River and the westerly right of way line of State Highway 131 intersect;  
Thence N 10deg 41min 20sec W 370.39 feet along said westerly right of way line;  
Thence N 82deg 41min 52sec E 19.94 feet along said right of way line;  
Thence N 10deg 56min 58sec W 79.60 feet along said right of way line to the true point of beginning.

EXCEPTING THEREFROM, a tract of land conveyed to the State Department of Highways, State of Colorado recorded August 26, 1991 in Book 665 at Page 1728.

County of Routt, State of Colorado