PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made this __/__ day of ______ 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 6th 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

Muhwah Cobertson Deborah Robertson, Personal

Representative

STATE OF (D) o rado) ss.

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

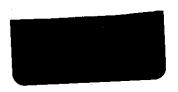
Witness my hand and official seal.

My commission expires: 11/13/2025

Notary Public

MARK A FREIRICH
NOTARY PUBLIC
STATE OF COLORADO
MUSTARY ID 19894015970
MY COMMINICATION EXPIRES NOVEMBER 13, 2025

AMR 772692, 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:

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

Thence N 87deg 40min 53mec E 2471.60 feet;
Thence N 14deg 32min 16mec 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 55min 58mec W 313.35 feet along said right of way line;
Thence S 82deg 41min 52mec W 20.06 feet along said right of way line;
Thence N 10deg 41min 20mec 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 00mac W 376.27 feet to a point in the center of the Yampa River;
Thence S 10deg 44min 00mac E 126.5 feet to a point in the center of the Yampa River;
Thence S 5deg 00min 30mac W 73.47 feet to a point in the center of the Yampa River;
Thence S 11deg 09min 04mac E 316.24 feet to a point in the center of the Yampa River;
Thence S 76deg 18min 05mac 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 intermect;
Thence N 10deg 41min 20mac W 370.39 feet along maid westerly right of way line;
Thence N 10deg 41min 52mac E 19.94 feet along maid right of way line;
Thence N 10deg 56min 58mac W 79.60 feet along maid right of way line;
Thence N 10deg 56min 58mac W 79.60 feet along maid right of way line;

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