



Order No.: 202-F16575-22

SPECIAL WARRANTY DEED

THIS DEED, Made this 1st day of November, 2022, between

Tri-State Generation and Transmission Association, Inc., a Colorado cooperative corporation
grantor(s), and

Saltbox Custom Homes, Inc. a Colorado corporation, in severally
whose legal address is S Murray Rd, Unit B4, Edwards CO
grantee(s); 81632

WITNESS, That the grantor(s), for and in consideration of the sum of One Million One Hundred Fifteen Thousand And No/100 Dollars (\$1,115,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Routt, State of COLORADO, described as follows:

Please See Attached Legal Description

also known by street and number as CR 18A, Oak Creek, CO 80467

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

GRANTOR:

Tri-State Generation and Transmission Association, Inc., a Colorado cooperative corporation

BY: [Signature]
Dodge Hickey
Chief Executive Officer

SPECIAL WARRANTY DEED
(continued)

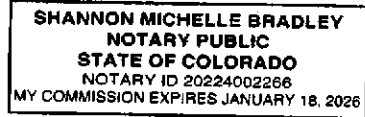
STATE OF COLORADO
COUNTY OF Adams

The foregoing instrument was acknowledged before me this 26 day of October, 2022, by Duane Highley, Chief Executive Officer for Tri-State Generation and Transmission Association, Inc., a Colorado cooperative corporation

Shannon Michelle Bradley
Notary Public

My Commission Expires: Jan 18 2026

(SEAL)





Emerald Mountain Surveys, Inc.
Professional Land Surveying
380 BEARVIEW CT
Steamboat Springs, Colorado 80487
(970) 879-8998 bear@emeraldmtn.net

**LEGAL DESCRIPTION
89.17 ACRE PARCEL**

Legal Description of parcel land located in SW1/4 SW1/4 , Section 30, Township 4 North, Range 84 West, and in Lots 8 and 9 Section 5, Township 3 North, Range 84 West, of the 6th P.M., County of Routt, State of Colorado and more particularly described as follows,

**Beginning at the W1/4 corner of said Section 5,
thence along the west line of Section 5 North 02°18'33" East a distance
of 1313.36 feet;
thence continuing along the west line of Section 5 North 02°18'33" East
a distance of 1343.74 feet to the northwest corner of said Section 5;
thence along the west line of Section 30 North 01°27'08" East a distance
of 1054.93 feet to the south line of SOUTH SHORE at
STAGECOACH subdivision;
thence along the south line of SOUTH SHORE at STAGECOACH
subdivision South 73°30'47" East a distance of 1393.88 feet to the west
line of a parcel of land as described at Book 672 Page 1997 of the
Routt County Clerk and Recorders Records;
thence along the west line Book 672 Page 1997 South 30°00'46" West
a distance of 411.41 feet;
thence continuing along the west line Book 672 Page 1997
South 0°39'14" East a distance of 632.00 feet;
thence continuing along the west line Book 672 Page 1997
South 05°00'46" West a distance of 113.00 feet;
thence continuing along the west line Book 672 Page 1997
South 04°50'46" East a distance of 579.00 feet;
thence continuing along the west line Book 672 Page 1997
South 15°10'46" west a distance of 1103.00 feet;
thence continuing along the west line Book 672 Page 1997
South 03°39'11" East a distance of 604.00 feet to the south line of said
Section 5;**

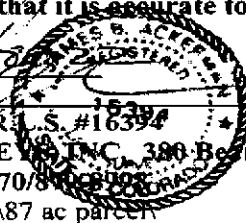
thence along the south line of said Section 5
North 88°09'14" East a distance of 963.00 feet,
To the Point of Beginning, containing 89.17 acres of land, more or less.

All bearings are based upon the west line said SW1/4 SW1/4 Section 5
marked with a GLO Brass cap at the W1/4 Section 5, and Alum. Cap
RLS #12881 at the northwest corner of Section 5
As being North 01°27'08" East – Assumed

SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of
Colorado, certify that this Legal Description was prepared by me or
under my direct supervision and that it is accurate to the best of my
knowledge.

DATED: 10/17/2022



JAMES B. ACKERMAN, R.L.S. #16394
EMERALD MOUNTAIN SURVEYING, INC., 380 Bearview Ct
Steamboat Springs, CO 80487 970/870-8728
I:\DWG\DWG 2022\4070-1\87 ac parcel
4070-1A TRISTATE 87ac parcel 9-30-2022.Doc