

**QUIT CLAIM DEED**

THIS DEED, is made this April 10, 2023, between Saltbox Custom Homes, Inc., a Colorado corporation ("Grantor") and Tailwaters at Stagecoach, LLC, a Colorado limited liability company ("Grantee"), whose address is 5 Murray Road, Unit B4, Edwards, CO 81632.

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release, sell, and quitclaim unto the Grantee and the Grantee's heirs and assigns, forever, all the right, title, interest, claim, and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Routt, State of Colorado described as follows:

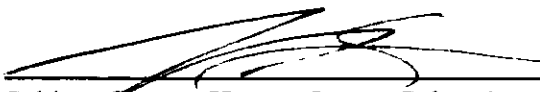
**See Attached Legal Description.**

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

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behoof of the Grantee, and the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

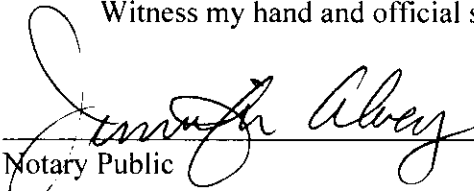
**GRANTOR:**

  
\_\_\_\_\_  
Saltbox Custom Homes, Inc., a Colorado corporation  
By: Nicholas Salter, Owner

STATE OF COLORADO                    )  
  )ss.  
COUNTY OF EAGLE                    )

The foregoing instrument was acknowledged before me on this April 10, 2023, by Nicholas Salter as Owner of Saltbox Custom Homes, Inc., a Colorado corporation.

Witness my hand and official seal. My commission expires on 9-25-2025.

  
\_\_\_\_\_  
Notary Public

**JENNIFER ALVEY**  
NOTARY PUBLIC - STATE OF COLORADO  
Notary ID 19994022015  
My Commission Expires 9/25/2025

LEGAL DESCRIPTION  
89.17 ACRE PARCEL

Legal Description of parcel of 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 6<sup>th</sup> 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 Records 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