



ASSOCIATION BARGAIN AND SALE DEED THE NEIGHBORHOODS AT YOUNG'S PEAK

STAGECOACH SKI CORPORATION, ("GRANTOR"), for **TEN DOLLARS** and other valuable consideration, in hand paid, hereby sells and conveys to **THE NEIGHBORHOODS AT YOUNG'S PEAK OWNERS ASSOCIATION, ("GRANTEE")**, P.O. Box 774984, Steamboat Springs, Colorado 80477, the following described real property in the County of Routt and the State of Colorado:

A. **DOUBLECREEK CT.** as shown and described on the plat of The Neighborhoods at Young's Peak, Routt County, Colorado, recorded in File No. 13597 of the public records of the Routt County Clerk and Recorder (the "Plat"):

B. "15' Wide Trail Easement" over and across Lot 2, Doublecreek Neighborhood, of The Neighborhoods at Young's Peak, as shown on the "Plat".

C. "30' X 30' Entry Landscaping Easements" on Lots 2 and 3, Doublecreek Neighborhood, of The Neighborhoods at Young's Peak, as shown on the "Plat". The Grantee may make use of said easements to install, maintain, repair and replace entry sign(s), lighting and/or landscaping and irrigation improvements as Grantee may deem appropriate for Doublecreek.

together with all appurtenances, and subject to property taxes for 2005, payable in 2006, and subsequent years and subject to all covenants, conditions, restrictions, reservations, agreements, rights of way and easements apparent or of record, except and reserving in GRANTOR or its assigns the following:

- (i) A perpetual and non-exclusive easement for the construction, installation, maintenance, repair, reconstruction, removal, replacement, relocation, operation and use of underground utilities and appurtenant facilities, together with access for such purposes;
- (ii) A perpetual and non-exclusive easement for the construction, installation, maintenance, repair, reconstruction, removal, replacement, relocation, operation and use of drainage channels, improvements and appurtenant facilities, together with access easements for such purposes;
- (iii) A perpetual and non-exclusive easement for the construction, installation, maintenance, repair, reconstruction, removal, replacement, relocation, operation and use of trails for winter and summer use, including skiing and snow shoeing and other non-motorized recreational use, including, specifically, the right to remove vegetation and construct trails and to exclude others from the use of such facilities; and
- (iv) A perpetual and non-exclusive easement for the construction, installation, maintenance, operation, use and display, modification, improvement, replacement and removal of entry and subdivision identification signs, associated landscaping and other facilities.

