THIS DEED Made this

7th day of

1983 between MountainAir Company, a Colorado limited partnership and State of Colo-County of Denver City and rado, of the first part, and Stanecoach Ski Corp., a corporation organized and

existing under and by virtue of the laws of the State of Colorado of the second part; whose legal address is P.O. Box 1246, Boulder, Colorado 80306.

STATE COSCURENTALLY FEE

RECORDER'S STAMP

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of the first part, for and in consideration of the sum of (\$230,970.76), Two Hundred Thirty Thousand Nine Hundred Seventy and 76/100DOLLARS of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents do es grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lot S or parcel S of land, situate, lying and being in the and State of Colorado, to wit: County of Routt

See Exhibit A attached hereto and by reference incorporated herewith.

## KALANDAK KANDAK KANDAK

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 of the first part, either in law or the estate, right, title, interest, claim and demand whatsoever of the said part  $\boldsymbol{V}$ equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successor and assigns forever. And the said part y

1tS heirs, executors, and administrators, do es covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha 5 good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, hargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever. except patent reservations, if any, and the claims of

Paradise Oil, Water & Gas Development, Inc. as evidenced by agreement recorded August 27, 1968 in Book 334 at page 77, and easements of and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its

successor and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part  $\gamma$  of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part y of the first part has hereunto set its hand InAir Company, a Colorado limited the day and year first above written. and seal

ISEALI Signed, Sealed and Delivered in the Presence of Partner [SEALI Partner (SEAL)

STATE OF COLORADO.

County of Denver City and day of June 7th The foregoing instrument was acknowledged before me this 1983 by A. Saterdal, as a General Partner of MountainAir Company, a Colorado My commission expires January 20, 1986.

WITNESS my hand and official seal.

818 17th Street, Suite 1200, Denver, CO

Address

AMBX 585 PARE 250

## T3N, R84W of the 6th P.M.

Section 7: Lots 5, 9, 10, 11, 12, 13, 14; Lot 1 Except any part thereof contained in the Exceptions described below.

Section 6: That part of Lot 6 lying Southwest of the right of wav Routt County Road No. 16 and Southeast of the right of way of Schussmark Trail;
Lot 11 Except that part thereof contained in the Exceptions described below.

## T3N, R85W of the 6th P.M.

Section 12: Lots 2, 7, 8, 9, 10, 15 and 16; Lot 1 Except that part thereof contained in the Exceptions described below.

Section 1: Lot 12; Lot 13 Except that part thereof contained in the Exceptions described below.

## EXCEPTIONS

Excepting and reserving the following described tracts out of the hereinabove described lands:

Exception 1: That part thereof platted as "A SECOND REPLAT OF PROJECT I & II AT STAGECOACH".

Exception 2: A parcel of land located in the northwest one quarter (NW1/4) of the northwest one quarter (NW1/4)(Lot 1) of Section 7, T3N, R84W and the northeast one quarter (NE1/4) of the northeast one quarter (NE1/4) (Lot 1) of Section 12, T3N, R85W both of the 6th P.M., Routt County, Colorado, being further described as follows:

Beginning at the northwest (NW) corner of said section 7 which is also the most southerly point on "A SECOND REPLAT OF PROJECT I & II AT MAGE-COACH" as recorded in the records of Boutt County, Colorado, with all bearings being relative thereto;

Thence N  $76^{\circ}$  00' 00" E, 660.0 feet along the southerly boundary of said "A SECOND REPLAT OF PROJECT I & II AT STAGECOACH",

Thence S 00° 00° 00° E, 300.00 feet;
Thence N 90° 00° 00° W, 965.38 feet;
Thence N 00° 00° 00° E, 197.64 feet to the southwesterly corner of said
"A SECOND REPLAT OF PROJECT I & II AT STAGECOACH",
Thence S 80° 00° 00° E, 330.00 feet along the southerly boundary of said
"A SECOND REPLAT OF PROJECT I & II AT STAGECOACH" to the true point of beginning. Said parcel of land contains 4.50 acres.

Exception 3: A parcel of land lying in the southeast one quarter (SE1/4) of the southeast one quarter (SE1/4) (Lot 13) of Section one, T3N, R85W of the 6th P.M., Routt County, Colorado, being further described as follows:

Commencing at the southeast (SE) corner of said section one; Thence along the outer boundary of "A SECOND REPLAT OF PROJECT I & II AT STAGECOACH" as recorded in Routt County, Colorado. The following two courses and distances:

N 80° 00' 00" W, 330.00 feet;
Thence N 00° 00' 00" E, 294.94 feet to the true point of beginning;
Thence N 00° 00' 00" E 595.63 feet;
Thence S 70° 13' 16" W, 63.76 feet;
Thence N 00° 00' 00" E, 70.00 feet;
Thence N 90° 00' 00" W, 500.00 feet;
Thence S 00° 00' 00" W, 150.00 feet;
Thence S 48° 34' 48" E, 746.78 feet, to the true point of beginning.
Said parcel of land contains 5.02 acres.

Exception 4: A parcel of land located in Lot 13 in Section 1, Township 3 North, Range 85 West, 6th P.M., Routt County, Colorado, described as follows:

Beginning at the intersection of the Westerly Boundary of said "A Second Replat of Project I and II at Stagecoach" and the Northerly Right of Way of Schussmark Trail as platted in said "A Second Replat of Project I and II at Stagecoach", and assuming the Westerly Boundary of said "A Second Replat of Project I and II at Stagecoach" to bear North 00°00'00" East; Thence North 00°00'00" East, 100.0 feet; Thence North 90°00'00" West, 60.00 feet; Thence South 00°00'00" East, 121.58 feet to a Point on the Northerly Right of Way of said Schussmark Trail; Thence along said Northerly Right of Way on a bearing of North 70°13'16" East, 63.70 feet to the True Point of Beginning.

Exception 5: A tract of land in Lot 13 in Section 1, Township 3 North, Range 85 West, 6th Principal Meridian, Routt County, Colorado described as follows:

Beginning at the Southeast corner of Section 1,
Thence North 80°00'00" West 330.00 feet to a
point on the westerly boundary of "A Second
Replat of Project I and II at Stagecoach".
Thence North along said westerly boundary 41.04
feet to the True Point of Beginning.
Thence North 74°00'00" West 38.19 feet;
Thence North 19°00'00" East 47.00 feet;
Thence North 76°00'00" East 22.06 feet to a
Point on the Westerly boundary of said "A
Second Replat of Project I and II at Stagecoach";
Thence South along said Westerly boundary to the
True point of Beginning.