

Recorded at 1:15 O'clock P. M. SEP. 13 1985Reception No. 345982 Kim Bonner, Recorder Routt County, CO

STATE DOCUMENTARY FEE

SEP. 13 1985

DATE

\$ no feeTRUSTEE'S DEED

THIS INDENTURE, made this 5th day of September, 1985, between WILLIAM C. LAM, as the duly appointed Trustee of the Estate of THE WOODMOOR CORPORATION, Bankrupt, Party of the First Part, and STAGECOACH PROPERTY OWNERS ASSOCIATION, a Colorado non-profit corporation, whose address is c/o Arthur L. Fine, Penthouse, 50 South Steele Street, Denver, Colorado 80209, Party of the Second Part,

WITNESSETH:

WHEREAS, THE WOODMOOR CORPORATION was duly adjudged bankrupt by the United States District Court for the District of Colorado on July 18, 1975, in Bankruptcy Proceeding Number 74-B-282; and

WHEREAS, certain named individuals who purchased property at Stagecoach in Routt County, Colorado, from The Woodmoor Corporation prior to its filing of a petition for relief in the said bankruptcy proceeding, for themselves and all others similarly situated, filed a Complaint to Reclaim Property; and

WHEREAS, upon application and hearing pursuant to notice duly given, an Order for conveyance of common areas in the Meadowgreen subdivision was duly made and entered by said Court on May 18, 1979, a copy of which is attached hereto as Exhibit A and incorporated herein by reference;

NOW, THEREFORE, for and in consideration of the full release, satisfaction and discharge of the claim asserted in the said Complaint to Reclaim Property filed in said bankruptcy proceeding, by virtue and in execution of the power granted him in and pursuant to the aforesaid Order and every other power and authority hereto enabling him, does hereby sell and convey unto Party of the Second Part, its successors and assigns forever:

All right, title and interest which said Bankrupt has in and to the tracts and parcels designated as common areas in the Meadowgreen subdivision at Stagecoach in Routt County, Colorado, according to the recorded plats thereof,

except those parts of such common areas, if any, previously conveyed to MountainAir Company, Colorado-Ute Electric Association or Morrison Creek Water and Sanitation District, and except Lots 9, 10 and 12 of Section 6, Township 3 North, Range 84 West of the 6th P.M., Routt County, Colorado, and, also, except and subject to the easement of enjoyment in favor of lot owners under the Stagecoach Declaration of Covenants, Conditions and Restrictions.

TO HAVE AND TO HOLD THE said premises above bargained and described, with all privileges and appurtenances thereunto belonging, to the said Party of the Second Part, its successors and assigns forever.

IN WITNESS WHEREOF, Party of the First Part has hereunto set

his hand and seal the day and year first above written.

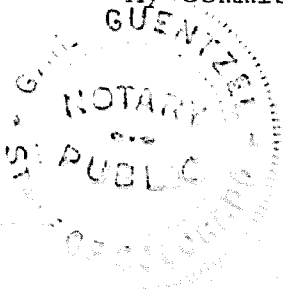
William C. Lam  
WILLIAM C. LAM, Trustee of the Estate  
of The Woodmoor Corporation, Bankrupt.

STATE OF COLORADO )  
                                  )  
CITY & COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 5th  
day of September, 1985, by William C. Lam, Trustee of the Estate of  
The Woodmoor Corporation, Bankrupt.

Witness my hand and official seal.

My commission expires: February 14, 1988.



Gail Dvorak  
Notary Public

#1000, 50 S. Steele St., Denver, Co.  
Address

In re

THE WOODMOOR CORPORATION,

BANKRUPTCY

No. 74 B 282

BOOK 609 PAGE 1210

Bankrupt.

FILED  
UNITED STATES DISTRICT COURT  
DENVER, COLORADO  
Bankruptcy Court

MINUTES OF HEARING, FINDINGS, CONCLUSIONS AND ORDER ON

MAY 18 1979

TRUSTEE'S APPLICATION FOR AUTHORITY TO COMPROMISE COMPLAINT  
OF RUSSELL DASHOW AND OTHERS TO THE COMMON AREAS AT  
STAGECOACH AND TO CONVEY TO THE STAGECOACH PROPERTY OWNERS ASSOCIATION

Date of Hearing: May 18, 1979

Appearances: William C. Lam, Trustee (X)

Darby N. Moses, Attorney for Trustee (X)

Bankrupt ( )

Attorney for Bankrupt ( )

Attorneys: Charles E. Rhyne, Attorney for Mountainair Company

Arthur L. Fine, Attorney for Stagecoach Property Owners Association

Other: Norman Dunn, President of Stagecoach Property Owners Association

Witnesses: William C. Lam

Exhibits: Mountainair's Exhibit A

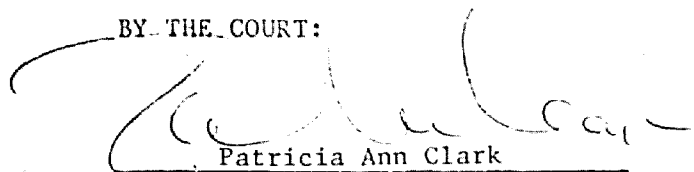
THE COURT FINDS AND CONCLUDES that it is in the best interest of the estate for the Trustee to convey the common areas described in the application, exclusive of any common areas previously conveyed to Mountainair Company, Colorado-Ute and Morrison Creek Water and Sanitation District, to the Stagecoach Property Owners Association.

WHEREFORE, It is ORDERED that the sale is approved and the attorney for the Trustee shall prepare a trustee's deed and an order confirming sale in accordance with the above findings and obtain the approval thereto by counsel for the Stagecoach Property Owners Association prior to submitting such documents to the Court for its approval.

FURTHER ORDERED that the parties shall have ten days from the date this Order becomes final to file a written request for the withdrawal of all exhibits received in evidence, after which time the exhibits will be destroyed by the Clerk without further order of the Court.

Dated: May 18, 1979

BY THE COURT:

  
Patricia Ann Clark  
Bankruptcy Judge

OCT 31 1978

IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF COLORADO

BOOK 603 PAGE 1211

In re )  
THE WOODMOOR CORPORATION, ) Bankruptcy No. 74-B-282  
Bankrupt. )

APPLICATION BY WILLIAM C. LAM, TRUSTEE, FOR  
AUTHORITY TO COMPROMISE COMPLAINT OF RUSSELL  
DASHOW AND OTHERS TO THE COMMON AREAS AT  
STAGECOACH AND TO CONVEY TO THE STAGECOACH  
PROPERTY OWNERS ASSOCIATION

1. Stagecoach Property Owners Association ("POA")  
is a Colorado non-profit corporation organized and acting to  
carry out purposes stated in the Stagecoach Declaration of  
Covenants, Conditions and Restrictions related to sub-divisions  
in the Stagecoach development and recorded on the books of  
Routt County, Colorado.

2. Stagecoach POA is obligated to manage for the  
benefit of lot purchasers those parcels of land within the  
Stagecoach development designated as "common areas" (including  
areas designated as "common open space") on the recorded plats  
relating to the following subdivisions:

Black Horse I  
Black Horse II  
Eagles Watch  
High Cross  
Horseback  
Meadowgreen  
Morningside I  
Overland  
Skyhitch  
Skyhitch II  
Skyhitch III  
Skyhitch IV  
South Shore  
South Station I  
South Station II

Copies of maps of these subdivisions that show the location of  
the common areas are attached to this Application.

3. All of the common areas are subject to a claim asserted in a Complaint to Reclaim Property by Russell Dashow and others for themselves and all others similarly situated. A copy of this complaint is attached to this Application.

4. There appears to be no equity to the estate in the common areas.

5. The common areas are associated with and appurtenant to platted lots purchased by members of the public. Lot purchasers received copies of the subdivision map and covenants, conditions and restrictions at the time of purchase. The common areas enhance the use, enjoyment and value of the lots owned by purchasers, and they are consistent with sound land use planning practices. A distribution of the common areas on a pro rata or other basis is not reasonable nor feasible.

6. A settlement approved by Judge Sherman G. Finesilver in Miller v. The Woodmoor Corporation, et al., No. 74-F-988, in the United States District Court for the District of Colorado, confers responsibility on the Stagecoach Property Owners Association to participate in the Stagecoach Development Fund to be established to manage the proceeds of the settlement.

7. In the opinion of the Trustee, the Stagecoach Property Owners Association is entitled to ownership of the common areas, and conveyance to said Association would be in the best interest of the Estate of the Bankrupt.

8. The Trustee, by this Application, seeks authority to convey only such interest as he may have in the common areas. The Trustee does not intend by this Application to affect, diminish or enlarge the rights of third parties in common areas located within the boundaries of lands heretofore conveyed by the Trustee or that are subject to contracts or options between the Trustee and third parties.

9. Notice of this Application should be given to the creditor's committee and to other interested persons, as follows:

Arthur L. Fine  
1990 First of Denver Plaza  
Denver, CO 80202

Charles Barnhill, Jr.  
14 West Erie Street  
Chicago, IL 60610

Charles Woodruff  
Box 1440  
Boulder, CO 80306  
Attorney for Colorado-Ute  
Electric Assn., Inc.

Thomas L. Sharp  
Sharp & Black, P.C.  
P.O. Box AF, 401 Lincoln Ave.  
Steamboat Springs, CO 80477  
Attorney for Morrison Creek  
Metropolitan Water and  
Sanitation District

Charles E. Rhyne  
1200 American National Bank Bldg.  
Denver, CO 80202  
Attorney for MountainAir, Inc.

Robert Gleason  
401B Lincoln Avenue  
Steamboat Springs, CO 80477  
Attorney for lien holders

John Wittemyer  
Box 1440  
Boulder, CO 80306  
Attorney for Stagecoach Ski  
Corporation

WHEREFORE, Applicant prays:

1. That the Court set a date for a hearing and give ten days notice thereof to the persons named above and to the creditors committee of the estate of the above-named Bankrupt.
2. That the Court authorize the conveyance of all interest the Trustee may have in the common areas described above to the Stagecoach Property Owners Association as prayed above.
3. That this Court approve the conveyance of the said property; and
4. That the Court grant such other and further relief as to the Court may seem proper.

JOHNSON & REED

By 

Raymond C. Johnson  
Attorneys for Trustee,  
William C. Lam  
445 Union Blvd., Suite 125  
Lakewood, CO 80228  
988-2841