

# QUIT CLAIM DEED

THIS DEED, Made this 14<sup>th</sup> day of February, 2007

between Gurley Lake Land and Cattle Company, a Colorado general partnership

of the City of Knoxville and State of Tennessee, Grantor(s)

and Gurley Lake Ranch Owners Association, Inc., a Colorado non profit corporation

whose legal address is 9027 Hunter Valley Road

of the City of Knoxville and State of Tennessee, Grantee(s)

State Documentary Fee
Date FEB. 22, 2007
\$ EXEMPT RJG

WITNESSETH, That the grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM unto the grantee(s), his heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of San Miguel and COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof

also known by street and number as: (unassigned) Lone Cone Road (County Road 44 ZS)

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(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), his heirs and assigns forever.

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

This deed is conveying the common elements as shown on the Survey Plat (as defined on Exhibit A) to the home owners association pursuant to the Gurley Lake Declaration (as defined on Exhibit A) and as provided by law.

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

Gurley Lake Land and Cattle Company,  
a Colorado general partnership

By: William S. Nix, General Partner  
William S. Nix, General Partner

STATE OF COLORADO }ss:  
COUNTY OF SAN MIGUEL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of February, 2007 by William S. Nix, as general partner of Gurley Lake Land and Cattle Company

[Signature]  
Notary Public

Witness my hand and official seal.  
My Commission expires: \_\_\_\_\_

KAY E. HARTMAN  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 09/23/2007



Security Title

[Handwritten initials]

## Exhibit A

**Referring to the lands encompassed by the survey plat titled 'Gurley Lake Ranch Filing 2', recorded on August 1, 1997 in the office of the County Clerk and Recorder of San Miguel County, State of Colorado in Plat Book PL#1, at pages 2263 – 2267 as Reception #313679, as supplemented by that certain Affidavit of Correction dated March 28, 2003 and recorded on April 2, 2003 in the office of the County Clerk and Recorder of San Miguel County, State of Colorado as Reception #356228 (said survey plat as so supplemented is herein called the "Survey Plat");**

**The lands conveyed from Grantor to Grantee in the attached deed are all of the lands shown and labeled as 'Common Open Space' on the Survey Plat,**

**together with all of the easement rights and powers reserved by, or granted, to Grantor by virtue of the Survey Plat as well as all of the easement rights, powers and duties reserved to, or undertaken by, Grantor as "Declarant" under the terms and provisions of that certain Declaration of Covenants, Conditions, Restrictions and Easements for Gurley Lake Ranch recorded on August 1, 1997 in the office of the County Clerk and Recorder of San Miguel County, State of Colorado in Book 584, page 896 at Reception #313680, as amended by a certain Amendment #1 To Declaration Of Covenants, Conditions, Restrictions And Easements For Gurley Lake Ranch dated October 20, 2006 and recorded in the office of the County Clerk and Recorder of San Miguel County, State of Colorado at Reception #387723 (said declaration as so amended is herein called the "Gurley Lake Declaration"), [which subjects the all the lands encompassed within, and not excepted from, the Survey Plat to all of their terms and provisions];**

**And together with all of the rights, powers and duties granted to, reserved by, or undertaken by, Grantor under the terms of any document or agreement of record affecting the lands encompassed within the Survey Plat and not excepted there from.**

*2/14/07 a*

**All of the aforesaid lands are located within  
County of San Miguel,  
State of Colorado.**