

MOUNTAIN MEADOW PRESERVE OPEN SPACE DEED

MOUNTAIN MEADOW PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY ("Grantor") whose address is 4185 CR 154, Glenwood Springs, Colorado 81601, for the consideration of Ten Dollars (\$10) and other good and valuable consideration hand paid, hereby sells and conveys to the MORE'S CORNER HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION ("Grantee"), whose address is 4185 CR 154, Glenwood Springs, Colorado 81601, the following real property in the County of Routt, State of Colorado, to wit:

The areas shown and described as Open Space "A," "B," "C," and "D" on the plat of More's Corner, Routt County, Colorado according to the plat thereof in File No. 13157 together with all appurtenances, subject to property taxes for 2002 and subsequent years and all covenants, conditions, restrictions, reservations, agreements, rights-of-way and easements apparent or of record, EXCEPT RESERVING IN GRANTOR 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 winter time 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, operating, use and display, modification, improvement, replacement and removal of entry and subdivision identification signs, associated landscaping and other facilities.

The easements and property interests reserved in Grantor above may be assigned or conveyed, in whole or in part, or may be further licensed for use to persons or entities selected by Grantor in its sole discretion from time to time, without the necessity of approval or consent of Grantee.

The property interests reserved in this Deed shall run with the land and shall be binding upon all successors in title to property herein conveyed.

By its signature below, Grantee does hereby accept the real property conveyed hereby and

(6/3/02)

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Key: Weldend Routt County, CO DEED R 26.00 D 8.00

GRANTOR:

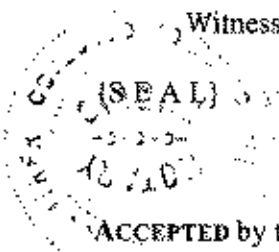
MOUNTAIN MEADOW PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY

By: Bruce E. Shugart
Bruce E. Shugart, Manager

State of Colorado)
 ss:
County of ~~Routt~~)
 Garfield

The foregoing Open Space Deed was acknowledged before me this 6th day of ~~June~~ ^{September} 2002, by Bruce E. Shugart as Manager of MOUNTAIN MEADOW PRESERVE LLC, A COLORADO LIMITED LIABILITY COMPANY.

Witness my hand and official seal:



Marcus A. Schumi
Notary Public
My commission expires: 12/27/03

ACCEPTED by the More's Corner Homeowners Association, a Colorado nonprofit corporation.

MORE'S CORNER HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION

By: Bruce Shugart
Name: Bruce Shugart
Title: Manager

STATE OF COLORADO)
 ss.
County of ~~Routt~~)
 Garfield

SUBSCRIBED and sworn to before me this 6th day of ~~June~~ ^{September} 2002 by Bruce Shugart, as Manager of MORE'S CORNER HOMEOWNERS ASSOCIATION, A COLORADO NONPROFIT CORPORATION.

WITNESS my hand and official seal:



Marcus A. Schumi
Notary Public
My commission expires: 12/27/03

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Key: Mainland Routt County, CO DEED R 26.00 D 9.00

**CONSENT AND SUBORDINATION
BY DEED OF TRUST BENEFICIARIES**

The undersigned, as beneficiaries under those certain Trust Deeds encumbering the property burdened by the foregoing instrument, hereby approve and consent to the foregoing instrument and each of the provisions thereof, and for good and valuable consideration, the receipt of which is hereby acknowledged, hereby agree that any and of their rights and interests under the Trust Deeds specified below shall be and are hereby declared to be junior and subordinate to the provisions of the foregoing instrument.

This Consent and Subordination by Trust Deed beneficiaries pertains to the Trust Deeds or other instruments recorded at Reception Nos. 543967 and 543969 of the Routt County records.

COMMERCIAL FEDERAL BANK, A
FEDERAL SAVINGS BANK

By:

[Signature]
Title: Assistant Vice President

STATE OF Colorado)

ss.

County of Jefferson)

ACKNOWLEDGED before me this 10th day of ~~June~~ ^{September} 2002 by Frank J. Spano as Asst Vice President of COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK.

WITNESS my hand and official seal.



Cebra Bennett

Notary Public

*415 E. Meadows Blvd
Lafayette, CO 80003*

My commission expires: 11-30-05



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Key Mainland Routt County, CO DEED

R 28.00

D 0.00

PM OPERATING SUBSIDIARY, LTD.

By: Peter C. Meinig
Title: General Partner

STATE OF Colorado)
) ss.
County of Garfield)

ACKNOWLEDGED before me this 6th day of ^{September}~~June~~ 2002 by Peter C. Meinig as General Partner of PM OPERATING SUBSIDIARY, LTD.

WITNESS my hand and official seal.



[Signature]
Notary Public
My commission expires: 12/27/03

SUNDOG ENTERPRISES, LLC

By: Bruce Shugart
Title: Manager

STATE OF Colorado)
) ss.
County of Garfield)

ACKNOWLEDGED before me this 6th day of ^{September}~~June~~ 2002 by Bruce Shugart as Manager of SUNDOG ENTERPRISES, LLC.

WITNESS my hand and official seal.



[Signature]
Notary Public
My commission expires: 12/27/03

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