

RECEPTION#: 853303, 01/29/2014 at
08:56:30 AM, 1 OF 4, SWD R \$26.00
FRANCINE TIPTON-LONG, MONTROSE
COUNTY, CO CLERK AND RECORDER

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1/15/2014 1:55:50 PM
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SPECIAL WARRANTY DEED

WESTERN RIVERS CONSERVANCY, an Oregon nonprofit public benefit corporation, whose mailing address is 71 SW Oak St., Suite 100, Portland, Oregon 97204 (the successor in interest to Montrose Bank with respect to the water rights described below), for the consideration of ten dollars (\$10), in hand paid, hereby sells and conveys to the COLORADO WATER TRUST, INC., a Colorado non-profit corporation, whose mailing address is 1420 Ogden Street, Suite A2, Denver, Colorado 80218, the following water rights in the Counties of Gunnison and Montrose, and State of Colorado, to wit:

ALL WATER AND WATER RIGHTS, DITCH AND DITCH RIGHTS, AND ANY OTHER WATER OR DITCH COMPANY RIGHTS OR SHARES APPURTENANT TO, USED ON, OR ASSOCIATED WITH THE REAL PROPERTY DESCRIBED ON EXHIBIT A, INCLUDING AT LEAST 1.5 SHARES OF THE MCKINLEY DITCH, AND A CORRESPONDING PERCENTAGE (18.75%) OF THE WATER DECREED TO THE MCKINLEY DITCH IN THE FOLLOWING PRIORITIES AND AMOUNTS AS DESCRIBED IN THE QUITCLAIM DEED EXECUTED ON MAY 17, 2012 AND RECORDED IN THE CLERK AND RECORDERS OFFICE OF GUNNISON COUNTY UNDER RECEPTION NUMBER 613298:

<u>PRIORITY NUMBER</u>	<u>AMOUNT OF WATER</u>
56	12.17 C.F.S.
125	3.125 C.F.S.
128	3.125 C.F.S.
285	12.58 C.F.S.

with all their appurtenances. Grantor warrants title only against financial claims arising by, through, or under Grantor.

Signed this 6th day of January, 2014.

GRANTOR:

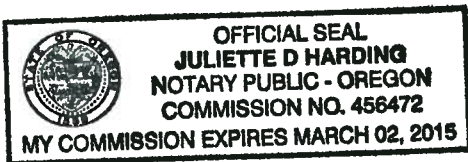

Name: Sue Doroff
Title: President




STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me on this 6th day of January, 2014, by Sue Doroff as President of Western Rivers Conservancy.

Witness my hand and official seal.





Notary Public
My commission expires: March 02, 2015



EXHIBIT A
LEGAL DESCRIPTION OF REAL PROPERTY

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF GUNNISON, STATE OF COLORADO:

PARCEL A-1:

TOWNSHIP 48 NORTH, RANGE 6 WEST, NEW MEXICO PRINCIPAL MERIDIAN:

SECTION 26: THE NW1/4 SW1/4 EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE CENTERLINE OF THE COUNTY ROAD DESCRIBED IN DEED TO DON E. GORDON AND DETRA GORDON, RECORDED SEPTEMBER 16, 1981 IN BOOK 705 AT PAGE 876 OF THE RECORDS OF THE COUNTY CLERK AND RECORDER OF MONTROSE COUNTY, COLORADO AND AS SHOWN ON SHEPARDSON PLAT OF SURVEY RECORDED DECEMBER 1, 2009 UNDER RECEPTION NO. 588302.

PARCEL B-1:

TOWNSHIP 48 NORTH, RANGE 6 WEST, NEW MEXICO PRINCIPAL MERIDIAN:

SECTION 26: E1/2 SW1/4, SW1/4 SE1/4, AND ALL THAT PORTION OF THE SW1/4 SW1/4 LYING EAST OF THE COUNTY ROAD,

EXCEPTING FROM SAID PORTION A STRIP OF LAND 30 FEET IN WIDTH RUNNING ALONG THE NORTH LINE OF SAID PORTION OF THE SW1/4 SW1/4 AS RESERVED IN A WARRANTY DEED RECORDED IN BOOK 146 AT PAGE 240 OF THE MONTROSE COUNTY RECORDS.

SECTION 35: NW1/4 NE1/4, AND ALL THAT PORTION OF THE NW1/4 NW1/4 LYING EAST OF THE COUNTY ROAD.

NOTE: A PORTION OF PARCEL B-1 NOW BEING A PORTION OF SHEPARDSON EXEMPTION AS SHOWN BY PLAT RECORDED NOVEMBER 25, 2008 UNDER RECEPTION NO. 587790.

EXCEPTING THEREFROM ANY PORTION AS DESCRIBED IN PARCELS A-1 AND B-1 HEREIN ABOVE LYING OUTSIDE THE BOUNDARIES OF GUNNISON COUNTY.

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE COUNTY OF MONTROSE, STATE OF COLORADO:

PARCEL A-2:

NW1/4 SW1/4 LYING EAST OF THE COUNTY ROAD, SECTION 26, TOWNSHIP 48 NORTH, RANGE 6 WEST, NEW MEXICO PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF LITTLE CIMARRON & T85 ROAD GRANTED AND DEDICATED TO THE COUNTY OF MONTROSE AS SHOWN ON PLAT OF SURVEY RECORDED OCTOBER 6, 2008 UNDER RECEPTION NO. 795611



AND AS SHOWN ON SHEPARDSON PLAT OF SURVEY RECORDED JANUARY 5, 2009 UNDER
RECEPTION NO. 798154.

PARCEL B-2:

SW1/4 SW1/4 SECTION 26, TOWNSHIP 48 NORTH, RANGE 6 WEST, NEW MEXICO PRINCIPAL
MERIDIAN, ALL THAT PORTION LYING EAST OF THE COUNTY ROAD EXCEPTING FROM
SAID
PORTION A STRIP OF LAND 30 FEET IN WIDTH RUNNING ALONG THE NORTH LINE OF SAID
PORTION OF SW1/4 SW1/4 AS RESERVED IN BOOK 146 AT PAGE 240 OF THE MONTROSE
COUNTY RECORDS.

PARCEL C-2:

NW1/4 NW1/4 SECTION 35, TOWNSHIP 48 NORTH, RANGE 6 WEST, NEW MEXICO PRINCIPAL
MERIDIAN, ALL THAT PORTION LYING EAST OF THE COUNTY ROAD.

NOTE: PARCEL B-2 AND C-2 ARE NOW A PORTION OF SHEPARDSON EXEMPTION AS SHOWN
BY PLAT RECORDED DECEMBER 22, 2008 UNDER RECEPTION NO. 797823.