

Prepared by and return to:  
Kelly Elefant, Esq.  
Isaacson, Rosenbaum, Woods & Levy, P.C.  
633 Seventeenth Street, Suite 2200  
Denver, Colorado 80202

182014  
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Michelle Dlin, County Clerk & Recorder  
Ouray, Colorado  
08/14/2003 09:00 AM Recording Fee \$16.00

### QUIT CLAIM DEED

JV PARTNERS, a Washington general partnership, whose address is 6123 County Road 5, Ridgway, Colorado 81432 ("Grantor"), for the consideration of Ten Dollars, in hand paid, hereby sells and quitclaims to JV REAL ESTATE LLC, a Colorado limited liability company ("Grantees"), whose address is 6123 County Road 5, Ridgway, Colorado 81432, the following real property in the County of OURAY and/or MONTROSE and State of Colorado, as more specifically described in Exhibit A attached hereto with all its appurtenances.

EXECUTED this 14th day of August, 2003.

JV PARTNERS, a Washington general  
partnership

  
Its: General Partner

STATE OF COLORADO     )  
                                      ) ss.  
COUNTY OF OURAY     )

The foregoing instrument was acknowledged before me this 14th day of August, 2003 by John Kuijenhoven as General Partner of JV Partners, a Washington general partnership.

WITNESS my hand and official seal.

My commission expires: 3-21-04

Kate Nauyokas  
Notary Public



Exhibit A Legal Description

Section 6: South 1/2 Southwest 1/4, Southwest 1/4 Southeast 1/4  
Section 7: West 1/2, West 1/2 East 1/2  
Section 18: North 1/2 Northwest 1/4, Northwest 1/4 Northeast 1/4;  
All as located in Township 46 North, Range 9 West, New Mexico Principal Meridian,

Section 12: West 1/2, North 1/2 Northeast 1/4, Southeast 1/4  
Section 13: North 1/2 North 1/2  
Section 14: Northeast 1/4, East 1/2 Northwest 1/4, North 1/2 South 1/2, Southwest 1/4 Southwest 1/4  
Section 15: South 1/2  
Section 22: East 1/2 West 1/2, East 1/2  
Section 23: South 1/2, South 1/2 Northeast 1/4  
Section 24: South 1/2 Northwest 1/4, North 1/2 Southwest 1/4, Southwest 1/4 Southwest 1/4  
Section 25: West 1/2 Northwest 1/4, Northwest 1/4 Southwest 1/4  
Section 26: North 1/2, North 1/2 Southeast 1/4  
Section 27: All  
Section 28: East 1/2  
Section 33: Northeast 1/4 Northeast 1/4  
Section 34: North 1/2 North 1/2  
All located in Township 46 North, Range 10 West, New Mexico Principal Meridian,

ALSO: A tract of land situated in the South 1/2 of Section 11, Township 46 North, Range 10 West, New Mexico Principal Meridian, more particularly described as follows: Beginning at the Southeast corner of said Section 11; Thence North 88°d25'45" West 4201.69 feet along the South line of said Section 11 to an existing North-South fence line;  
Thence North 01°d29'01" East, 27.62 feet to an existing fence corner;  
Thence South 89°d39'11" East 3938.61 feet along said fence line;  
Thence North 44°d10'35" East 102.61 feet along said fence line;  
Thence North 00°d16'24" West 1102.44 feet along said fence line;  
Thence North 00°d49'30" West 111.98 feet along said fence line;  
Thence North 05°d27'46" East 476.04 feet to the Eastline of said Section 11;  
Thence South 04°d35'14" East 1886.86 feet to the Southeast corner of said Section 11 to the Point of Beginning.

ALSO: A tract of land situated in the West 1/2 Northwest 1/4 Section 14, Township 46 North, Range 10 West, New Mexico Principal Meridian, more particularly described as follows:  
Beginning at the West 1/4 corner of said Section 14;  
Thence North 00°d29'23" West 5.00 feet to an existing East-West fence line;  
Thence North 86°d34'34" East 1308.29 feet along said fence line to a fence corner;  
Thence North 01°d29'01" West 2533.57 feet along said fence line to the North line of said Section 14;  
Thence South 88°d25'45" East 4.44 feet along said North line of said Section 14 to the Northeast corner of the West 1/2 Northwest 1/4 of said Section 14;  
Thence South 00°d03'35" East 2632.49 feet to the Southeast corner of the West 1/2 Northwest 1/4 of said Section 14;  
Thence North 88°d28'22" West 1379.20 feet to the Point of Beginning, and as shown by Boundary Survey recorded January 8, 1999 at Reception No. 168569