

QUIT CLAIM DEED

THIS DEED made this ____ of _____, 2015, between San Juan River Village Metropolitan District, (“District”) a political subdivision of the State of Colorado, whose address is 124 Monkshood Dr., Pagosa Springs, CO 81147 (“Grantor”) for the consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby quitclaims to San Juan River Resort Property Owners Association, Incorporated, a Colorado non-profit corporation, whose address is 56 Talisman Dr. #8-B, Pagosa Springs, CO 81147 (“Grantee”), the following described property in the County of Archuleta, Colorado (“the Property”):

All surface pedestrian and river access easements and rights of way as set forth on the official recorded plat of San Juan River Resort Subdivision Unit No. 1, filed June 5, 1970 at Reception No. 73243 in the office of the Clerk and Recorder of Archuleta County, Colorado, as amended; and on the official recorded plat of San Juan River Resort Subdivision Unit No. 2, filed July 6, 1970 at Reception No. 73324 in the office of the Clerk and Recorder of Archuleta County, Colorado, as amended, and all associated appurtenances and improvements thereto (hereafter “Plats), and as set forth in the SJRR Protective Covenants filed July 3, 1978, at Reception No. 91789 in the office of the Clerk and Recorder of Archuleta County, Colorado, as amended. It being the intent of the Parties to convey only the right of surface use and not the fee ownership of the underlying property, including mineral rights, if any.

SUBJECT TO covenants, conditions, agreements, and restrictions of record.

Grantor intends to convey to Grantee, without warranty, all right, title and interest in the Property which Grantor now holds.

This Deed is made pursuant to C.R.S. § 38-30-115.

Signed this ____ day of _____, 2015.

By:
San Juan River Village Metropolitan District

