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03/04/2005 02:28P

Huerfano Cty, CO Judy Benine BARGAIN R 11.00

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BARGAIN AND SALE DEED

Cuchara River, LLC, a Colorado limited liability company, whose address is 445 Roxbury Circle, Colorado Springs, CO 80906, for the consideration of \$1.00, in hand paid, hereby sells and conveys to **Cuchara River Estates Property Owners Association, Inc., a Colorado non-profit corporation, as tenant in common**, whose address is 445 Roxbury Circle, Colorado Springs, CO 80906, and **Raspberry Mountain Ranch Property Owners Association, Inc., a Colorado non-profit corporation, as tenant in common**, whose address is 445 Roxbury Circle, Colorado Springs, CO 80906, the following real property in the County of Huerfano and State of Colorado, to-wit:

See Exhibit A attached hereto and incorporated herein;

together with any and all easements appurtenant thereto (collectively, "Property").

Recordation of this deed constitutes acceptance by Grantee of the Property. By acceptance of this deed, Grantee hereby acknowledges Grantee is obligated to maintain the Property, except as such obligation may otherwise be legally delegated or transferred.

Executed as of March 4, 2005.

Cuchara River LLC,
a Colorado limited liability company

By:
Its:

James E. Young
Managing Member

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The above and foregoing Bargain and Sale Deed was acknowledged before me this 4th day of March, 2005 by James E. Young as Managing of member Cuchara River LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 9-16-06



Lonetta Parsons
Notary Public



EXHIBIT A

Legal Description

COMMONS AREA / RESERVOIR EASEMENT

A TRACT OF LAND LYING IN PART OF THE W1/2 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 68 WEST OF THE 6th P.M., HUERFANO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY BOUNDARY OF MOUNTAIN VALLEY ROAD, SAID POINT BEING THE NORTHWEST CORNER OF TRACT 7, CUCHARA RIVER ESTATES, AMENDMENT 1; THENCE ALONG THE NORTHERLY LINE OF SAID ROAD THE FOLLOWING (4) COURSES:

- 1) S 88°01'58" W, 147.20 FEET TO A POINT;
- 2) N 81°45'52" E, 121.42 FEET TO A POINT;
- 3) N 65°39'38" E, 174.72 FEET TO A POINT;
- 4) S 87°37'29" E, 64.10 FEET TO A POINT,

SAID POINT BEING ON THE EASTERLY BOUNDARY OF TERRACE TRAIL, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TERRACE TRAIL THE FOLLOWING (11) COURSES:

- 1) N 09°44'19" W, 47.46 FEET TO A POINT;
- 2) N 17°06'28" E, 517.84 FEET TO A POINT;
- 3) N 25°41'03" E, 70.37 FEET TO A POINT;
- 4) N 40°55'56" E, 36.29 FEET TO A POINT;
- 5) N 65°39'55" E, 57.88 FEET TO A POINT;
- 6) N 88°53'26" E, 102.57 FEET TO A POINT;
- 7) N 84°12'02" E, 166.20 FEET TO A POINT;
- 8) N 72°19'46" E, 82.06 FEET TO A POINT;
- 9) N 59°27'28" E, 106.46 FEET TO A POINT;
- 10) N 56°20'46" E, 352.53 FEET TO A POINT;
- 11) N 11°36'36" E, 19.85 FEET TO A POINT;

THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID TERRACE TRAIL, S 89°56'32" E, 216.41 FEET TO A POINT; THENCE S 00°04'33" W, 343.67 FEET TO A POINT; THENCE S 39°20'49" E, 75.34 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID MOUNTAIN VALLEY ROAD; THENCE ALONG THE NORTH LINE OF SAID MOUNTAIN VALLEY ROAD THE FOLLOWING (5) COURSES:

- 1) S 48°36'21" W, 157.54 FEET TO A POINT;
- 2) S 24°20'42" W, 374.37 FEET TO A POINT;
- 3) S 68°30'15" W, 425.59 FEET TO A POINT;
- 4) S 75°03'10" W, 329.84 FEET TO A POINT;
- 5) N 74°38'25" W, 310.07 FEET TO A POINT,

SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 18.84 ACRES.