

Filed for record the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. \_\_\_\_\_ RECORDER.  
Reception No. \_\_\_\_\_ By: \_\_\_\_\_ DEPUTY.

THIS IS A LEGAL INSTRUMENT. IF NOT UNDERSTOOD, LEGAL, TAX OR OTHER COUNSEL SHOULD BE CONSULTED BEFORE SIGNING.

**QUIT CLAIM DEED AND RESERVATION OF ACCESS EASEMENT**

THIS QUIT CLAIM DEED AND RESERVATION OF ACCESS EASEMENT, made this 6 day of January, 2000 between **SPRUCE VALLEY LAND COMPANY, INC.**, a Colorado corporation whose address is Box 715, 130 Ski Hill Road, Breckenridge, Colorado 80424 ("Grantor") and the **SPRUCE VALLEY RANCH FOUNDATION**, a Colorado Nonprofit corporation whose address is Box 1582, Breckenridge, Colorado 80424 ("Grantee"):

**RECITALS**

A. The Grantor is the owner of certain private roadways located in Summit County, Colorado, legally described as:

ALL LAND DESIGNATED AS A ROAD, STREET, COURT, OR DRIVE ON THE PLAT OF SPRUCE VALLEY RANCH - FILING NO 1, RECORDED OCTOBER 12, 1977 WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO, RECEPTION NO. 169112, AND ON THE PLAT OF SPRUCE VALLEY RANCH - FILING NO. 2, RECORDED JUNE 1, 1978 WITH THE CLERK AND RECORDER OF SUMMIT COUNTY, COLORADO, RECEPTION NO. 176624.

The "Property."

B. Grantor desires to convey all of Grantor's right, title and interest in and to the Property to the Grantee, *subject to* Grantor's reservation of an easement over, across and through the Property for ingress, egress and general access to the Spruce Valley Ranch by Grantor, its guests, invitees, successors and assigns (hereinafter, the "Access Easement").

C. Grantor further desires to convey the Property to Grantee *subject to* a restrictive covenant that the Property shall be used and maintained as a private roadway system within the Spruce Valley Ranch, for the private use of the property owners within the Spruce Valley Ranch subdivision, their guests and invitees (hereinafter, the "Restrictive Use Covenant").

NOW THEREFORE, The Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the Grantor, in hand paid by the Grantee, the receipt and sufficiency of which is hereby confessed and acknowledged, has remise, released, sold, conveyed and QUIT CLAIMED, and by these presents does remise, release, sell, convey and QUIT CLAIM unto the Grantee, the Grantees successors and assigns, all the right, title, interest, claim and demand which the Grantor has, if any, in and to the Property, *subject to* and with a reservation by Grantor of the Access Easement, and *subject to* the Restrictive Use Covenant.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, unto the Grantee and the successors or assigns of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has executed this QUIT CLAIM DEED on the date set forth above



GRANTOR:

SPRUCE VALLEY LAND COMPANY, INC., a Colorado corporation

By: [Signature]

Its: President

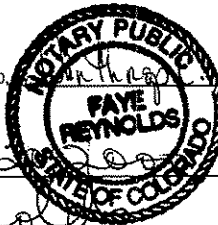
STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF SUMMIT )

The foregoing QUIT CLAIM DEED was acknowledged before me this 6 day of January 2000, as [Signature] of Spruce Valley Land Company, Inc., a Colorado corporation.

WITNESS my hand and official seal.

My commission expires: August 2002

[Signature]  
Notary Public



[SEAL]