



SPECIAL WARRANTY DEED

MCB RESOURCES, LLC, a Colorado limited liability company, for the consideration of ten dollars and other valuable consideration in hand paid, hereby sell and convey to **CITY OF GUNNISON**, a Colorado home-rule municipality, whose address is P.O. Box 239, Gunnison, CO 81230, the following real property in the County of Gunnison, and State of Colorado, to wit:

As described on attached Exhibit A attached hereto,

with all its appurtenances, and warrants title to the same against all persons claiming under Grantor, subject to:

1. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records;
2. All Patent reservations as reserved in United States Patent(s) recorded January 3, 1883 in Book 45 at page 15 and recorded May 7, 1883 in Book 45 at page 38; including: (a) Any vested and accrued water rights for mining, agriculture, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; (b) The right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as provided by law;
3. Plat of Lake Louise Reservoir filed December 16, 1964 as Reception No. 261631;
4. Easement and Right of Way as set forth in instrument recorded July 30, 1968 in Book 404 at page 273; and any and all assignments thereof or interests therein;
5. Easement and Right of Way granted to Peoples Natural Gas as set forth in instrument recorded October 7, 1970 in book 422 at page 491; and any and all assignments thereof or interests therein;
6. Easement and Right of Way granted to West Gunnison Sanitation District as set forth in instrument recorded February 4, 1977 in Book 499 at page 608; and any and all assignments thereof or interests therein;
7. Terms, conditions, and limitations as set forth in Instrument recorded September 26, 1979 in Book 540 at page 324;
8. Any effect, duty, condition, or obligation as a result of Map of Lazy K. Resort recorded September 26, 1979 as Reception No. 344133;
9. Utility Easement and Right of Way granted to the City of Gunnison as set forth in instrument recorded April 15, 1981 in Book 564 at page 995;
10. Utility Easement and Right of Way granted to the City of Gunnison as set forth in instrument recorded January 31, 1984 in Book 602 at page 254;
11. A permanent easement, together with a temporary constructions easement in, over, upon and across the easement premises, as described in Grant of Easement for utilities from Ruth E. Welch to the City of Gunnison, recorded September 26, 1885 in Book 622 at page 40, for the purposes of entering upon said land for construction and maintenance of an underground water, sewer, and electric lines; and any and all assignments thereof or interests therein;
12. Terms, conditions, and limitations as set forth in Instrument recorded April 18, 1986 in Book 628 at page 743;
13. Any effect, duty, condition, or obligation as a result of Map of Lazy K. Resort recorded April 18, 1986 as Reception No. 393708;
14. Easement and Right of Way granted to Greeley Gas Company as set forth in instrument recorded August 8, 2000 as Reception No. 503972; and any and all assignments thereof or interests therein;



- 15. Distribution utility easements (including cable TV);
- 16. Inclusion of the Property within any special taxing district; and
- 17. Taxes and assessments for 2015 due and payable the following year.

Executed this 24 day of July, 2015.

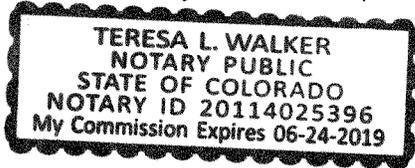
MCB RESOURCES LLC, a Colorado limited liability company

By: *Jacqueline E. Kuyper*
Jacqueline E. Kuyper, Manager

STATE OF COLORADO)
) ss.
County of Teller)

The foregoing instrument was acknowledged before me this 24 day of July, 2015, by Jacqueline E. Kuyper, Manager of MCB Resources, LLC.

Witness my hand and official seal.
My commission expires: 06-24-2019



Teresa L. Walker
Notary Public



EXHIBIT A
TO
SPECIAL WARRANTY DEED
MCB RESOURCES, LLC, a Colorado limited liability company
CITY OF GUNNISON, a Colorado home-rule municipality

A tract of land within Blocks 115, 116, 117, 118 and 119, Town of WEST GUNNISON, according to the AMENDED Plat recorded September 1, 1881 as Reception No. 17078; within the contiguous alleys and streets adjacent to said Blocks; and land platted within the boundaries of WEST GUNNISON and located within the NW1/4 NW1/4 of Section 2 of Township 49 North, Range 1 West, N.M.P.M.; City of Gunnison, Gunnison County, Colorado, said tract being more particularly described as follows:

BEGINNING at a point which is the southwest corner of Lot 8 of said Block 117; thence the following courses around said tract:

1. North 117.50 feet along the west boundary of said Block 117 to a point on the centerline of the east-west alley of said Block 117;
2. East 135.00 feet along said centerline to a point on the centerline of the north-south alley of said Block 117;
3. North 202.50 feet along said centerline and its northerly extension to a point on a line lying 20.00 feet northerly of and parallel to the south boundary of Tomichi Avenue;
4. East 740.00 feet along said line to a point on the northerly extension of the centerline of the north-south alley of said Block 115;
5. South 370.00 feet along said centerline and its southerly extension to a point on the centerline of New York Avenue;
6. West along said centerline of said New York Avenue to the intersection of the centerline of 4th Street extended, said point being the northwest corner of that parcel of land of as described in document recorded May 6, 2001 at Reception No. 511272 as Parcel 1.
7. South 380.00 feet along said centerline and its southerly extension to a point on the line lying 30.00 feet southerly of and parallel to the north boundary of Gunnison Avenue;
8. Thence West 330.00 feet to a point on the southerly extension of the west boundary of said Block 118;
9. North 30 feet along said extension to the southwest corner of said Block 118;
10. West 799.58 feet along the westerly extension of the North Boundary of Gunnison Avenue to a point on the Southerly extension of the East Boundary of the Partch/Zugelder Property, (as described in Book 359 at Page 45 of the records of Gunnison County);
11. North 300.00 feet along said extension and said boundary to a point on the south boundary of New York Avenue;
12. East 29.58 feet along said boundary;
13. North 50.00 feet to a point on the centerline of New York Avenue;
14. East 750.00 feet along said centerline to a point on the southerly extension of the west boundary of said Block 117;
15. North 50.00 feet along said extension to the southwest corner of said Block 117, said corner also being the Point of Beginning of the herein described tract.

EXCEPTING THEREFROM the vacated North-South alley within Block 119, Amended Plat of West Gunnison, extended northerly to the centerline of New York Avenue, and extended southerly to the south line of the northerly thirty feet of Gunnison Avenue,

FURTHER EXCEPTING THEREFROM 30 feet each side of the centerline of the platted right of way for 3rd Street, Amended Plat of West Gunnison, and all other streets and alleys not vacated by the Ordinance No. 7, Series 1981 recorded in Book 565 at page 738.

City of Gunnison,
County of Gunnison,
State of Colorado.