

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

Tract No.
COC-62483-PC

NONEXCLUSIVE ROAD EASEMENT
SOUTH T-BAR RANCHES
Easement "C"

For and in consideration of the grant by the United States of America, Right-of-way No. COC-62483FD, South T-Bar Property Owners Association, Inc., a Colorado non-profit Corporation on behalf of and for the benefit of the property owners of South T-Bar Ranch Filings No. 1 through 6, hereinafter called Grantor, whether one or more, does hereby grant to the UNITED STATES OF AMERICA, and its assigns, as authorized by Section 205 of the Federal Land Policy and Management Act of 1976 as amended (43 U.S.C. 1715), a nonexclusive easement to use, maintain, improve, and repair an existing road located on the following-described real property situated in the County of Fremont, State of Colorado, to wit:

6th Principal Meridian
T. 17 S., R. 73 W.,

Section 33: ~~SW1/4, SE1/4, NW1/4, SW1/4~~

6th Principal Meridian
T. 18 S., R. 73 W.,

Section 4: Tract 41

being all that portion of said property contained within a strip of land 50 feet in width, being 25 feet on each side of the centerline, which road is more particularly shown on Exhibit A (consisting of 2 pages) which is attached hereto and made a part hereof. The parcel of land to which the above description applies contains 6.35 acres, more or less.

The easement herein granted is for the full use of the above described property as a road by the UNITED STATES OF AMERICA, its licensees and permittees, and is subject to the effect of reservations and leases, if any, of oil, gas, and minerals in and under said land. The landowner retains control of the land and can authorize use by others so far as the use authorized does not conflict or interfere with the rights granted to the UNITED STATES OF AMERICA.

TO HAVE AND TO HOLD said easement unto the UNITED STATES OF AMERICA, and its assigns, for a term commencing on the date shown below and continuing in perpetuity.

Grantor covenants and warrants that they are lawfully seized and possessed of the land aforesaid and have the full right, power and authority to execute this conveyance, and that said land is free and clear of liens, claims or encumbrances, except as shown of record, and that they will defend the title to the easement conveyed herein and quiet enjoyment thereof against the lawful claims and demands of all persons.

Accepted subject to approval of title
by the Department of Justice:

Dated this day of , 2002

(Signature of Authorized Officer)

South T-Bar Property Owners Association, Inc.

(Title)

(Title)