

2000
319

MINERAL QUIT CLAIM DEED

FREMONT COUNTY

KNOW ALL MEN BY THESE PRESENTS that New Mexico and Arizona Land Company, an Arizona Corporation, with principal address at 3033 N. 44th Street, Phoenix, Arizona 85018, for and in consideration of valuable consideration the receipt and sufficiency here acknowledged does hereby sell, release and forever quit claim unto South T-Bar Ranch, LLC, a Colorado Limited Liability Company, their successors and/or assigns, fifty-one percent (51%) of its right, title and interest in and to all minerals and mineral rights of whatsoever kind, including, without limitation, surface and sub-surface rights, oil, gas, uranium, coal, and constituents thereof relating to or arising out of the property described in Exhibit A, attached hereto and part hereof, along with all of its rights of ingress and egress for the purpose of exploring for, developing, exploiting, or operating for minerals in such described lands.

WITNESS ITS HAND this 30th day of June, 1999.

NEW MEXICO AND ARIZONA LAND COMPANY

| | |
|-----------------------|-------------|
| STATE DOCUMENTARY FEE | |
| Date | JUL 19 1999 |
| Amount \$ | 0 |

BY: *J.D. Sphar*
J.D. Sphar

Its: Vice President

STATE OF COLORADO
COUNTY OF FREMONT

The following instrument was acknowledged before me this 30th day of June, 1999 by J.D. Sphar, Vice President of NEW MEXICO AND ARIZONA LAND COMPANY, who represented his authority to sign for the corporation.

Witness my hand and official seal.
My commission expires 01-13-2000

[Signature]

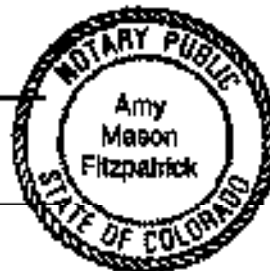


EXHIBIT A

Order Number: 99009867-3

LEGAL DESCRIPTION

TOWNSHIP 17 SOUTH, RANGE 73 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO:

SECTION 21: ALL

SECTION 22: SW1/4SW1/4, E1/2SW1/4, E1/2SE1/4, NW1/4SW1/4, S1/2NW1/4,
SW1/4NE1/4, W1/2SE1/4

SECTION 23: S1/2SW1/4, SW1/4SE1/4

SECTION 26: SE1/4NE1/4, N1/2SE1/4, NE1/4SW1/4, S1/2NW1/4SW1/4, SW1/4SW1/4,
N1/2NW1/4, SE1/4NW1/4, W1/2NE1/4, N1/2SW1/4NW1/4

SECTION 27: W1/2NE1/4, SE1/4NE1/4, NE1/4SE1/4, S1/2SE1/4, E1/2SW1/4,
NW1/4SW1/4, N1/2NW1/4, SW1/4NW1/4, SW1/4SW1/4

SECTION 28: W1/2E1/2, SE1/4NE1/4, NE1/4SE1/4



788838 07/19/1999 02:00P \$1377 P386 319
2 of 4 R 20.00 D 0.00 N 0.00 FREMONT COUNTY, CO

708328 07/19/1989 02:00P B137T P389 319
 3 of 4 R 20.00 D 0.00 H 0.00 FREEMONT COUNTY, CO

P08

EXHIBIT
 C1

STRUCTURE

SOURCE

APPROPRIATION
 DATE

ADJUDICATION
 DATE

AMOUNT
 (FEES)

| | | | | | |
|------|----------------------------|--|------------|----------|--------------|
| 125 | Patino Patch Ditch | Middle Fork Tallahassee Creek | 04/01/1972 | 2/3/1894 | 1.0 |
| 126 | Portula Patch Ditch | Middle Fork Tallahassee Creek | 05/21/1888 | 2/3/1894 | 1.0 |
| 217 | Piercer Ditch | Middle Fork Tallahassee Creek | 04/15/1872 | 2/3/1894 | 1.0 |
| 195 | Meadow Ditch | Southside of South Branch of Middle Fork Tallahassee Creek | 05/01/1876 | 2/3/1894 | Availability |
| 211 | Spring Ditch | Tallahassee Creek | 05/15/1878 | 2/3/1894 | Availability |
| 186a | Abund Spring Ditch | Dam of Farris Spring Ditch | 05/21/1878 | 2/3/1894 | Availability |
| 186b | Abund Spring Ditch | Dam of Farris Spring Ditch | 05/21/1890 | 2/3/1894 | Availability |
| 197 | Dick Creek Ditch | Middle Fork Tallahassee Creek | 05/21/1877 | 2/3/1894 | .24 |
| 271 | Garden Ditch | Middle Fork Tallahassee Creek | 05/21/1878 | 2/3/1894 | Availability |
| 182 | Meadow Ditch (Barry) | Middle Fork Tallahassee Creek | 05/21/1877 | 2/3/1894 | Availability |
| 196 | Auch South Ditch | — | 05/21/1877 | 2/3/1894 | Availability |
| 196a | Auch South Ditch Extension | — | 05/21/1878 | 2/3/1894 | Availability |
| 187 | Auch North Ditch | — | 05/21/1876 | 2/3/1894 | Availability |
| 02z | Manning Star Ditch | North Side Middle Fork Tallahassee Creek | 05/12/1876 | 2/3/1894 | Availability |
| 172 | Cox Ditch No. 1 | Middle Fork Tallahassee Creek | 05/21/1876 | 2/3/1894 | 1.5 |
| 190 | Cox Ditch No. 2 | Middle Fork Tallahassee Creek | 11/20/1878 | 2/3/1894 | 1.25 |

TYPE

USE

FEES

AMOUNT

LOCATION

Waterwell Permit #120207
 Livestock Water
 1/2 gpm 4.8 acre headyear
 SENNY Section 32 P40311 R17S, R73W

Exhibit C2
Meadow Water Rights

All water and water rights, ditch and ditch rights, wells and well structures, whether adjudicated or not and whether permitted or not, located and used upon the land described in Exhibit A attached hereto and incorporated herein, including but not limited to, Colorado Division of Water Resources Well Permit No. 104677-A and the following water right adjudicated by Decree of the District Court of Fremont County, Colorado entitled In the Matter of the Priorities of Water Rights in Water District No. 12 entered February 3, 1894 to wit:

The Jack Ditch with an appropriation date of April 30, 1876 and bearing decreed Arkansas River Priority No. 169 and also Middle Fork of Tallahassee Creek Priority No. 4 for the irrigation of eleven acres of land.

Reserving unto Grantor all water and water rights, ditch and ditch rights not specifically granted herein to Grantee including but not limited to the Meadow Ditch, Fear's and all easements and right of way to Grantor to all points of diversion, headgates, ditches, laterals and related structures located on Grantee's property for use upon the property of Grantor.

"The Meadow Fears Ditch will be allowed to divert any amount that is passing the Morning Star Ditch headgate provided the Spring Ditch, the Spring North Ditch, and the Pioneer Ditches are fully satisfied and not calling for water. "


700036 07/19/1999 02:00P 01377 P378 310
4 of 4 R 20.00 D 0.00 N 0.00 FREMONT COUNTY, CO