

MUTUAL EASEMENT AGREEMENT

THIS MUTUAL EASEMENT AGREEMENT is entered into this 30th day of April, 2012, by and between Gregory A. Barnes and Carey A. Barnes, P.O. Box 1528, Grand Lake, CO 80447 (hereinafter collectively referred to as Barnes), and Daven Haven Cabins Owners Association, a Colorado non-profit corporation, P.O. Box 1528, Grand Lake, CO 80447 (hereinafter referred to as the Association).

WHEREAS, Barnes is the owner of property situate in Grand County, Colorado described as Tract 4, Daven Haven Cabins, Town of Grand Lake, according to the Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 2002-007245, recorded April 10, 2012 at Reception No. 2012-002995 of the records of the Clerk and Recorder of Grand County, Colorado, also known and numbered as 604 Marina Drive, Grand Lake, CO 80447 (the Barnes' Property); and

WHEREAS, the Association is the owner of property situate in Grand County, Colorado described as all of the property, including without limitation, Open Space, General Common Elements and Limited Common Elements, and EXCLUDING THE UNITS, described in the Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 2002-007245, recorded April 10, 2012 at Reception No. 2012-002995 of the records of the Clerk and Recorder of Grand County, Colorado, (the Association's Property); and

WHEREAS, the Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 2002-007245, recorded April 10, 2012 at Reception No. 2012-002995 of the records of the Clerk and Recorder of Grand County, Colorado, also known and numbered as 604 Marina Drive, Grand Lake, CO 80447 is hereinafter referred to as the "2nd Amended Final Plat"; and

WHEREAS, the Barnes' Property and the Association's Property shares a mutual driveway which driveway is referred to as "Daven Haven Lane" on the 2nd Amended Final Plat (hereinafter referred to as "Daven Haven Lane"); and

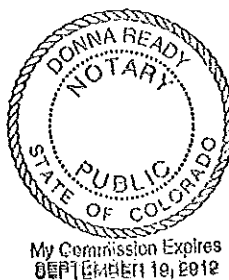
WHEREAS, the parties to this Mutual Easement Agreement desire to enter into an agreement for the shared use, maintenance and upkeep of the driveway as hereinbelow provided for; and

NOW, THEREFORE, in consideration of the premises above set forth and for the mutual benefits to be derived by the parties, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Barnes GRANTS to the Association a perpetual, non-exclusive easement over the existing 18-foot wide driveway owned by them and identified as Daven Haven Lane.
2. The Association GRANTS to Barnes a perpetual, non-exclusive easement over the existing 18-foot wide driveway owned by it and identified as Daven Haven Lane and over the existing

RECEPTION#: 2012003170, 04/30/2012 at
08:42:00 AM,
1 OF 4, R \$26.00 , Additional Names Fee:
Doc Code:EAS
Sara L. Rosene, Grand County Clerk,
Colorado

By Gregory A. Barnes
Gregory A. Barnes



STATE OF COLORADO)
)ss
COUNTY OF GRAND)

Subscribed and sworn to before me in the County of Grand, State of Colorado this 6th day of April, 2012 by Gregory A. Barnes.

My Commission Expires: 9-13-12
Witness my hand and official seal.

Donna Ready
Notary Public

By Carey A. Barnes
Carey A. Barnes



STATE OF COLORADO)
)ss
COUNTY OF GRAND)

Subscribed and sworn to before me in the County of Grand, State of Colorado this 6th day of April, 2012 by Carey A. Barnes.

My Commission Expires: 9-13-12
Witness my hand and official seal.

Donna Ready
Notary Public

DAVEN HAVEN CABINS OWNERS'
ASSOCIATION,
a Colorado non-profit corporation

By Gregory A. Barnes
Gregory A. Barnes, President

QUIT CLAIM DEED

THIS DEED, Made this 30th day of April, 2012, between Gregory A. Barnes and Carey A. Barnes (grantors), P.O. Box 1528, Grand Lake, CO 80447 in the State of Colorado, and Daven Haven Cabins Owners Association, a Colorado non-profit corporation, (grantee), whose legal address is P.O. Box 2178, Grand Lake, CO 80447, in the County of Grand, State of Colorado;

WITNESSETH, That the grantors, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUIT CLAIMED, and by these presents do remise, release, sell and QUIT CLAIM unto the grantee, their successors and assigns forever, all the right, title, interest, claim and demand which the grantors have in and to the real property, together with improvements, if any situate, lying and being in the County of Grand and State of Colorado, described as follows:

All of the property in Parcel 3, including without limitation, Open Space, Driveway, General Common Elements and Limited Common Elements, and EXCLUDING THE UNITS, described in the Daven Haven Cabins Final Plat 2nd Amendment to the Development formerly known as Daven Haven Cottages as described in Grand County Reception No. 2002-007245, recorded 2012-002-446 of the records of the Clerk and Recorder of Grand County, Colorado,

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantors, either in law or equity, to the only proper use, benefit and behoove of the grantee, its successors and assigns forever. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantors have executed this deed on the date set forth above.

Gregory A. Barnes
Gregory A. Barnes

Carey A. Barnes
Carey A. Barnes

STATE OF COLORADO)
) ss.
COUNTY OF GRAND)

The foregoing instrument was acknowledged before me this 6th day of April, 2012, by Gregory A. Barnes and Carey A. Barnes.

My commission expires: 9-13-12