

Documentary fee: exempt, consideration \$500 or less [CRS. §39-13-102(2)(a)]

DEED OF PERPETUAL NONEXCLUSIVE EASEMENT

Tomlynson, Inc., Grantor, hereby conveys to James Clark Burton and Linda Greiger Burton, whose address is P.O. Box 3621, Arnold, CA 95223, Grantees, as the owner of the Benefitted Property, a perpetual, non-exclusive easement for an existing roof overhang of not more than two feet, a house wall, foundation and walkway, to the extent they are currently within the easement, and for an underground sewer line, including the right to repair and maintain same, over and across that real property in Grand Lake, Grand County, Colorado, described on Exhibit A hereto. (The easement granted is subordinate to the underground electric line easement previously granted which overlaps a portion of the easement described in Exhibit A.)

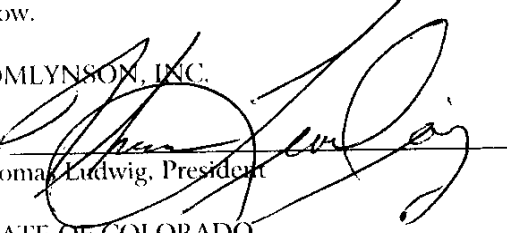
The Benefitted Property is located in Grand County, Colorado, and is described as:

The W½ of Lot 2, Block 1, Sunnyside Addition to Grand Lake, Grand County, Colorado, a.k.a. 209 Hancock St., Grand Lake, CO

This easement shall run with the land and be appurtenant to the Benefitted Property forever.

IN WITNESS WHEREOF Grantor has executed this Deed of Easement on the day and year shown below.

TOMLYNSON, INC.

By: 
Thomas Ludwig, President

STATE OF COLORADO

ss.

COUNTY OF GRAND

Acknowledged before me this 5 day of December, 2003, by Thomas Ludwig as President of Tomlynson, Inc.

Witness my hand and official seal:

(Seal)

My commission expires: 4-4-07



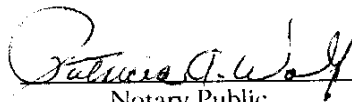

Notary Public

Exhibit A = Legal Description and Illustration of easement

NO REAL PROPERTY TRANSFER DECLARATION RECEIVED

TIM SHENK LAND SURVEYING, INC.
BOX 604
FRASER, CO 80442
PHONE: 726-2031
FAX: 726-2035

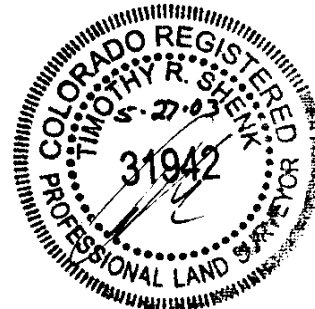
EXHIBIT A
PAGE No. 1
LEGAL DESCRIPTION

A legal description for an underground sewer line easement situated on a portion of Lot 3, Block 1, Sunnyside Addition to the Town of Grand Lake according to the plat filed April 25, 1910, at Reception No. 15299 of the Records of Grand County, and based on that Improvement Survey Plat, LS No. 1320, deposited in the Records of the Grand County Surveyor said underground sewer line easement is more particularly described as follows:

Considering the line of the Sunnyside Addition to the Town of Grand Lake to bear N 12°42' E as measured from the southwest corner of Lot 12, Block 1 (spike & washer) to the northwest corner of Lot 19, Block 1 (aluminum cap, PLS #10945) and with all bearings contained herein relative thereto;

Commencing at the northeast corner of said Lot 3 (aluminum cap, PLS #31942);
Thence N 77°22'05" W along the northerly line of said Lot 3 a distance 107.25' to the true POINT OF BEGINNING;
Thence N 77°22'05" W along the northerly line of said Lot 3 a distance of 52.75' to the northwest corner of said Lot 3 (aluminum cap, PLS #31942);
Thence S 12°37'55" W along the westerly line of said Lot 3 a distance of 9.49' to a point;
Thence S 82°06'16" E a distance of 49.11' to a point;
Thence N 47°38'49" E a distance of 6.64' to the POINT OF BEGINNING.

Prepared by Timothy R. Shenk, PLS #31942, on behalf of Tim Shenk Land Surveying, Inc. for TOMLYN SON INC. a Colorado corporation, 5-27-03.

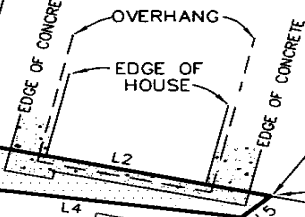


DESCRIBED EASEMENT

HANCOCK STREET, R.O.W. VARIES

LOT 2, BLOCK 1, W1/2

LOT 2, BLOCK 1, E1/2



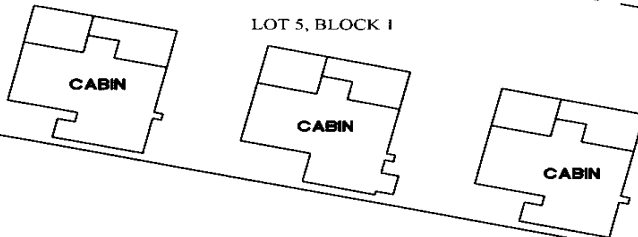
PROPOSED NEW STRUCTURE
 LOT 3, BLOCK 1

N.E. COR.
 LOT 3

RAPIDS LANE, 25' R.O.W.

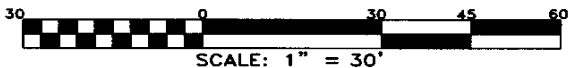
LOT 4, BLOCK 1

LOT 5, BLOCK 1



LOT 6, BLOCK 1

⊕ - ALUMINUM CAP, PLS #31942



L1	N 77°22'05" W	107.25'
L2	N 77°22'05" W	52.75'
L3	S 12°37'55" W	9.49'
L4	S 82°06'16" E	49.11'
L5	N 47°38'49" E	6.64'

TIM SHENK LAND SURVEYING, INC.
 P.O. BOX 604
 FRASER, COLORADO 80442
 (970)-726-2031



EXHIBIT A
 PAGE No. 2
 UNDERGROUND SEWER LINE EASEMENT
 SITUATED ON A PORTION OF
 LOT 3, BLOCK 1
 SUNNYSIDE ADDITION TO THE TOWN OF GRAND LAKE
 GRAND COUNTY, COLORADO