

Reception N
Recorded at


349231 05/30/2001 03:03P WD Judy Benine
1 of 2 R 10.00 D 7.09 Huerfano Co.

Bear Creek Storage Yard *8600*
Parcel A - 35. *Ariza*
Recorder.

WARRANTY DEED

THIS DEED, Made May 24, 2001, between Joe M. Amedei

of the said County of Huerfano and State of Colorado, grantor, and **San Isabel Electric Association, Inc.**

whose legal address is P.O. Box 892 Pueblo, Colorado 81002
of the said County of Pueblo and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of Seventy Thousand Nine Hundred dollars and Zero cents, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Huerfano and State of Colorado described as follows:

See Exhibit A attached hereto
as known by street and number as:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the heritaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except:

The grantor shall and will **WARRANTY AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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 grantor has executed this deed on the date set forth above.

Joe M. Amedei
Joe M. Amedei

County of Huerfano)
) ss.
State of Colorado)



The foregoing instrument was acknowledged before me May 30, 2001 by Joe M. Amedei

My commission expires. 03-28-05 Witness my hand and official seal.

Barbie A. Corsetino
Notary Public

EXHIBIT A

parcel of land being a portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and within a portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 10, Township 28 South, Range 66 West of the Sixth Principal Meridian, being more particularly described as follows:

BEGINNING at the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; thence N $02^{\circ}16'51''$ E (Bearings based on the south line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 10 monumented at the west end with a 2" brass cap on a 2" iron pipe P.L.S. No. 6532 and on the east end with a 2 1/2" brass cap on a 2" iron pipe P.L.S. 6532 assumed to bear N $89^{\circ}37'40''$ E), a distance of 325.22 feet to a point on the southerly line of that parcel of land described as Tract No. 1 filed for record October 22, 1986 in Book 379 at Page 223 in the records of the Huerfano County Clerk and Recorders Office; thence along said southerly line the following four (4) courses:

- 1) N $77^{\circ}58'27''$ E a distance of 142.20 feet; ✓
- 2) N $71^{\circ}58'27''$ E a distance of 172.00 feet; ✓
- 3) N $47^{\circ}48'27''$ E a distance of 111.00 feet; ✓
- 4) N $18^{\circ}13'27''$ E a distance of 63.50 feet ✓

thence S $41^{\circ}11'42''$ E a distance of 284.50 feet; ✓ thence S $61^{\circ}50'13''$ E a distance of 208.65 feet; ✓
 thence N $05^{\circ}22'48''$ E a distance of 217.49 feet; ✓ thence N $46^{\circ}48'43''$ E a distance of 133.74 feet; ✓
 thence N $07^{\circ}32'20''$ W a distance of 435.65 feet; ✓ thence S $87^{\circ}49'47''$ W a distance of 109.76 feet; ✓
 thence N $03^{\circ}17'03''$ W a distance of 396.84 feet; ✓ to a point on the north line of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 10; thence N $55^{\circ}16'12''$ W a distance of 119.30 feet; ✓ thence N $00^{\circ}37'21''$ W a distance of 401.04 feet; ✓ thence N $75^{\circ}37'17''$ E a distance of 38.06 feet; ✓ thence N $54^{\circ}49'33''$ E a distance of 179.16 feet; ✓ to a point on the westerly right of way line of Colorado Interstate No. 25; ✓
 thence S $28^{\circ}12'27''$ E, ✓ along said right of way line, a distance of 1045.64 feet; ✓ to a point on the east line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; thence S $01^{\circ}36'38''$ E, ✓ along said east line, a distance of 422.68; ✓ thence S $87^{\circ}57'14''$ W a distance of 338.06 feet; ✓ thence S $02^{\circ}02'59''$ E a distance of 946.71 feet; ✓ to the northwesterly right of way line of existing Cuchares Road; thence S $43^{\circ}39'33''$ W, ✓ along said right of way line, a distance of 351.01 feet; ✓ to the NE corner of that parcel of land described as Tract No. 3 filed for record October 22, 1986 in Book 379 at page 223 in the records of the Huerfano County Clerk and Recorders Office; thence N $67^{\circ}59'17''$ W, ✓ along the north line of said parcel a distance of 232.95 feet; ✓ to the NW corner of said parcel; thence S $34^{\circ}42'09''$ W, ✓ along the west line of said parcel a distance of 310.71 feet; ✓ to the SW corner of said parcel said point also being on the northerly right of way line of State Highway No. 85; thence N $87^{\circ}42'36''$ W along said right of way line a distance of 337.84 feet; ✓ to a point on the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 10; thence N $02^{\circ}01'33''$ W along said west line a distance of 767.79 feet; ✓ to the POINT OF BEGINNING. According to the records of the county Clerk and Recorder for Huerfano County, Colorado.



349231 05/30/2001 03:03P WD Judy Benine
 2 of 2 R 10.00 D 7.09 Huerfano Co.

Land Survey Plat

A portion of the SW 1/4 of the NE 1/4 and a portion of the W 1/2 of the SE 1/4 of Section 10, Township 28 South, Range 66 West of the Sixth Principal Meridian, Huerfano County, Colorado.

A parcel of land being a portion of the SW 1/4 of the NE 1/4 and with a portion of the W 1/2 of the SE 1/4 of Section 10, Township 28 South, Range 66 West of the Sixth Principal Meridian, being more particularly described as follows:

BEGINNING at the NW corner of the SW 1/4 of the SE 1/4 of said Section 10; thence N 02°16'51"E (Bearings based on the south line of the SE 1/4 of said Section 10) monumented at the west end with a 2" brass cap on a 2" iron pipe P.L.S. No. 6532 and on the east end with a 2 1/2" brass cap on a 2" iron pipe P.L.S. No. 6532 assumed to bear N 89°37'40"E, a distance of 325.22 feet to a point on the southerly line of that parcel of land described as Tract No. 1 filed for record October 22, 1986 in Book 379 at Page 223 in the records of the Huerfano County Clerk and Recorder's Office; thence along said southerly line the following four (4) courses:

- 1) N 77°58'27"E a distance of 142.20 feet;
- 2) N 71°58'27"E a distance of 172.00 feet;
- 3) N 47°48'27"E a distance of 111.00 feet;
- 4) N 18°13'27"E a distance of 83.50 feet;

thence S 41°11'42"E a distance of 284.50 feet; thence S 61°50'13"E a distance of 208.65 feet; thence N 05°22'48"E a distance of 212.49 feet; thence N 46°48'43"E a distance of 133.74 feet; thence N 07°32'20"W a distance of 435.65 feet; thence S 87°49'47"W a distance of 109.76 feet; thence N 01°16'51"E, a distance of 395.84 feet to a point on the north line of the W 1/2 of the SE 1/4 of said Section 10; thence N 55°16'12"W a distance of 119.30 feet; thence N 02°02'59"E a distance of 401.04 feet; thence N 75°37'17"E a distance of 38.06 feet; thence N 54°49'33"E a distance of 179.16 to a point on the westerly right of way line of Colorado Interstate No. 25; thence S 28°12'27"E, along said right of way line, a distance of 1045.64 to a point on the east line of the NW 1/4 of the SE 1/4 of said Section 10; thence S 01°16'51"E, along said east line, a distance of 422.68; thence S 87°57'14"W a distance of 338.06 feet; thence S 02°02'59"E a distance of 946.71 feet to the northwesterly right of way line of existing Cucharas Road; thence S 43°39'33"W, along said right of way line, a distance of 351.01 feet to the NE corner of that parcel of land described as Tract No. 3 filed for record October 22, 1986 in Book 379 at page 223 in the records of the Huerfano County Clerk and Recorder's Office; thence N 67°59'12"W along the north line of said parcel a distance of 232.65 feet to the NW corner of said parcel; thence S 34°42'09"W along the west line of said parcel a distance of 310.71 to the SW corner of said parcel said point also being on the northerly right of way line of State Highway No. 85; thence N 67°42'16"W along said right of way line a distance of 337.84 feet to a point on the west line of the SW 1/4 of the SE 1/4 of said Section 10; thence N 02°01'33"W along said west line a distance of 767.78 feet to the **POINT OF BEGINNING**.

Said Parcel contains 35.45 Acres, more or less.

I, **ROCKY L. MANGINI**, a Professional Land Surveyor registered in the State of Colorado, hereby certify that a survey of the land described above was done by me or under my responsible charge in July 2000 and complies with the minimum standards for Land Surveys and Plats as set forth in Section 38-51-106, et. Sec. C.R.S. 1995 (as amended).

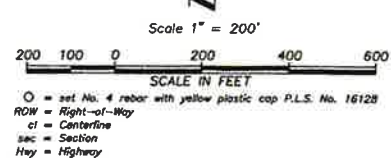
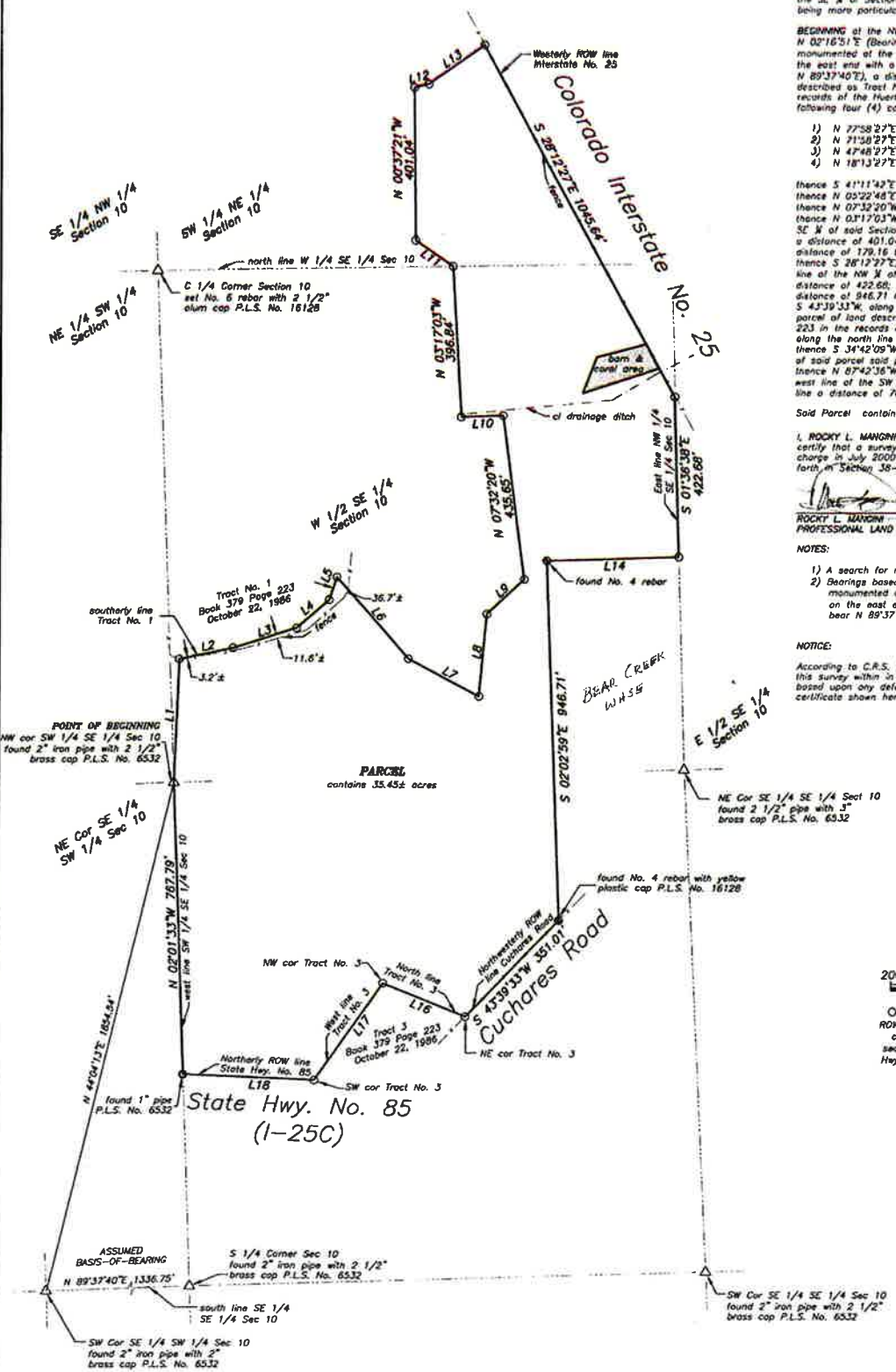
Rocky L. Mangini
ROCKY L. MANGINI
 PROFESSIONAL LAND SURVEYOR NO. 16128
 DATE 3/21/01

NOTES:

- 1) A search for recorded rights of way and easements was not done at the clients request.
- 2) Bearings based on the south line of the SE 1/4 of the SW 1/4 of said Section 10 monumented at the west end with a 2" brass cap on a 2" iron pipe P.L.S. No. 6532 and on the east end with a 2 1/2" brass cap on a 2" iron pipe P.L.S. No. 6532 assumed to bear N 89°37'40"E.

NOTICE:

According to C.R.S. 13-80-105, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown herein.



Line No.	Bearing	Length
L1	N 02°16'51" E	325.22
L2	N 77°58'27" E	142.20
L3	N 71°58'27" E	172.00
L4	N 47°48'27" E	111.00
L5	N 18°13'27" E	83.50
L6	S 41°11'42" E	284.50
L7	S 61°50'13" E	208.65
L8	N 05°22'48" E	212.49
L9	N 46°48'43" E	133.74
L10	S 87°49'47" W	109.76
L11	N 55°16'12" W	119.30
L12	N 75°37'17" E	38.06
L13	N 54°49'33" E	179.16
L14	S 87°57'14" W	338.06
L15	Not Used	Not Used
L16	N 67°59'12" W	232.65
L17	S 34°42'09" W	310.71
L18	N 67°42'16" W	337.84



220791-3552184

4

3

Holita Ditch

181022
183020

Hill School

Bear Creek

Washington School

221432 221437-35

2215

10

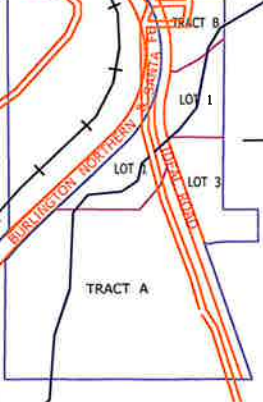
Walsenburg

221432 221432-3495C
221482-3

Saint Marys School

36

TRACT B



TRACT A

15