

AR2176369

DEED

State Documentary Fee
Date <u>April 13, 1989</u>
\$ <u>13.00</u>

This deed is made by James Stewart Lynch, as grantor, to Nancy S. Mercure, 350 17th Street, Boulder, Colorado, 80302, and Frank Patrick Lynch, III, 7910 Frost, #206, San Diego, California, 92123, grantees.

WITNESS, that the grantor, for and in consideration of the sum of One Hundred Thirty Thousand and no/100 Dollars (\$130,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever as tenants in common with Nancy S. Mercure as grantee of an undivided 85% interest as tenant in common and Frank Patrick Lynch as grantee of an undivided 15% interest as tenant in common of all the interest grantor has in the following real property, together with improvements if any, lying and being in the County of Weld and State of Colorado, to-wit:

1. The undivided 25% interest of Grantor in and to the following described real property:

TOWNSHIP 4 NORTH, RANGE 65 WEST of the 6th P.M.

Section 5: N1/2NW1/4 except Herrington's Addition to the Town of LaSalle.

S1/2NW1/4 except a parcel in Herrington's Addition to the Town of LaSalle.

All that part of the South Half of the Northeast Quarter (S1/2NE1/4) lying and being west and northwesterly of the center line of The Big Bend Drainage Ditch as now constructed and existing according to present ditch surveys, containing 1.5 acres, more or less.

All that part of the Northeast Quarter (NE1/4) of Section 8, Township 4 North, Range 65 West of the 6th P.M. lying and being west of the center line of The Big Bend Drainage Ditch as now constructed and existing according to present ditch surveys, containing 2 acres, more or less.

With all appurtenances, subject to covenants, easements and restrictions of record, and subject to general property taxes for the year 1988.

2. The undivided 20% interest of Grantor in and to the following described real property:

The Northwest Quarter (NW1/4) of Section Eight (8); the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Five (5), all in Township Four (4) North, Range Sixty-five (65) West of the 6th P.M.;

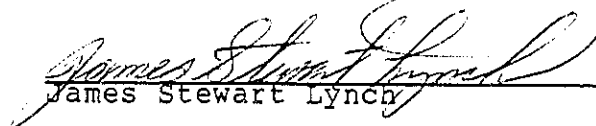
Also, all that part of the East Half (E1/2) of the Southeast Quarter (SE1/4) of Section Six (6), Township Four (4) North, Range Sixty-five (65) West of the 6th P.M., described as follows: Commencing at the Southeast corner of said Section Six (6), thence by true bearings variation of 14 deg. 15 min. East as follows: West 940 feet along Section line; thence North 13 deg. 50 min. West 350 feet; thence North 27 deg. 55 min. West 220 feet; thence North 38 deg. 30 min. West 228 feet; thence North 8 deg. 45 min. East 260 feet; thence North 21 deg. East 900 feet to center of County Road; thence along center line of County road South 68 deg. 45 min. East 800 feet; thence South 51 deg. 5 min. East 200 feet to the East line of Section Six (6); thence South on Section line 1360 feet to point of beginning.

3. All of grantor's interest in all irrigation wells, the equipment and appliances thereof, and all other improvements and equipment used upon or in connection with said farm; together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining; all water, water rights or the rights to water and carrying rights therefor, howsoever the same may be evidenced, and particularly grantor's interest in and to the shares of the capital stock of The Western Mutual Ditch Company and any other water rights stock in which grantor has an interest.

Specifically excluded from this deed are all oil, gas and mineral rights of whatever type or description related to the real property described herein and owned by Grantor. Said oil, gas and mineral rights and royalties therefrom are reserved by the Grantor and are not included in this conveyance.

TO HAVE AND TO HOLD, unto the grantees, their heirs and assigns forever.

Executed March 30, 1989.


James Stewart Lynch

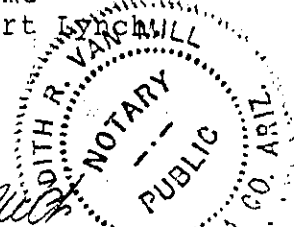
STATE OF ARIZONA)

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me
this 30th day of MARCH, 1989 by James Stewart

Witness my hand and official seal.

Judith R. Van Mill
Notary Public



My commission expires: July 24, 1992

