

**PERSONAL REPRESENTATIVE'S DEED**

THIS DEED is made this 15 day of July, 2016, between Dana Kae Hoffman and Kelly Ann Schulz as Personal Representatives of the Estate of Ida Mae Kolb, deceased, aka the Estate of Ida Zink Kolb, deceased, Grantor, and Michael Brett Bronson and Johnna J. Bronson, whose address is 3911 County Road, Durango, CO 81301, Grantee.

WHEREAS, the decedent died on March 9, 2015, and the Grantor was duly appointed Personal Representative of said Estate by the District Court in and for the County of La Plata and State of Colorado, Probate Case No. 15PR30116, on July 21, 2015, and is now qualified and acting in said capacity.

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NOW THEREFORE, in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the powers conferred upon Grantor by the Colorado Probate Code, Grantor does hereby sell, convey, assign, transfer and release unto Grantee, as joint tenants, the following described real property situate in the County of La Plata, State of Colorado:

See Exhibit A, attached hereto and incorporated herein by reference.

Also known by street number as 3911 County Road 203, Durango, CO 81301

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with all its appurtenances.

Together with all water and water rights appurtenant to the Property, including one tap in the Animas Water Company, Certificate No. 488; and 1 Share of Class A Stock in the Animas Consolidated Ditch Company, Certificate No. 1373A.

Subject to those matters set forth on Exhibit B, attached hereto and incorporated herein.

As used herein, the singular includes the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, the Grantor has executed this deed on the date and year first written above.

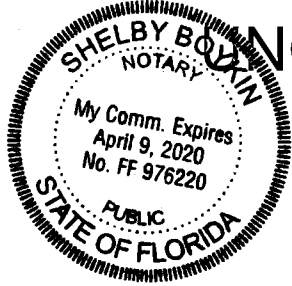
[SIGNATURE PAGES TO FOLLOW]



Kelly Ann Schulz  
Kelly Ann Schulz, Personal Representative  
of the Estate of Ida Mae Kolb, Deceased

STATE OF Florida,  
COUNTY OF Wakulla ss.

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2016, by Kelly Ann Schulz, as Personal Representative of the Estate of Ida Mae Kolb, deceased. Witness my hand and official seal. My commission expires: 4-9-20



Shelby Babin  
Notary Public

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**EXHIBIT A**

**LEGAL DESCRIPTION**

A tract of land lying and being in the NW/4SE/4 of Section 28, Township 36 North, Range 9 West, N.M.P.M., bore particularly described as follows, to-wit:

Beginning at the NE Corner of said tract, a one inch iron pipe in the ground and being a point on the West right-of-way line of Primary La Plata County Highway designated No. 203, formerly known as U.S. Highway No. 550, whence the SE Corner of said Sec. 28 bears S. 33° 49' E., 2970.61 feet;  
Thence running from said point of beginning S. 11° 13' W., 225 feet along the West R/W line of said Highway to a steel fence post in the ground;  
Thence West a distance of approximately 943 feet to a point in the West line of said NW/4SE/4;  
Thence Northerly along the West line of said NW/4SE/4 a distance of 220.7 feet;  
Thence East a distance of approximately 986 feet to the West right-of-way line of said Highway and the point of beginning.

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**EXHIBIT B  
EXCEPTIONS**

Any taxes unpaid for the year 2016 and subsequent years.

Inclusion of the Property within any special taxing district.

Distribution utility easements.

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Reservations and easements contained in United States Patent recorded August 7, 1883 in Book 23 at Page 219.

Easement and right of way granted to The Durango Gas and Electric Company in instrument recorded August 25, 2010 in Book 129 at Page 35.

The effect of Falls Creek Road being established as a public roadway in Judgment and Order in Civil Action No. 79CV150 recorded August 3, 1979 as Reception No. 433516.

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All matters as shown and/or set forth on Survey by John E. Mower dated June 15, 2016.

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