

Recorded at 3:15 o'clock P.M. March 5, 1976
Reception No. 260104 Eunice Dow Recorder.

RECORDER'S STAMP

BGGK 414 PAGE 166

STATE RECORDS DIV

DATE 3-5-76

\$ 100.00

THIS DEED, Made this 25th, day of February,

1976, between E. J. FOX and PATRICIA FOX, husband and wife, Route 2, Box 28, Ellensburg

of the _____ County of _____ and State of

Washington, 98926

of the first part, and BALCOM CHEMICALS, INC., a

P. O. Box 667, 1700 1st Avenue, Greeley,

of the _____ County of Weld and State of Colorado/80631 of the second part;

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of One Million-----

DOLLARS.

to the said part ies of the first part in hand paid by the said part y of the second part, the receipt whereof is hereby confessed and acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, Its ^{SUCCESSORS} heirs and assigns forever, all the following described lot s or parcel s of land,

situate, lying and being in the _____ County of Routt and State of Colorado,

to-wit:

TOWNSHIP 5 NORTH, RANGE 84 WEST OF THE 6TH P.M.

Section 11: N $\frac{1}{2}$ N $\frac{1}{2}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$

Section 10: S $\frac{1}{2}$, S $\frac{1}{2}$ N $\frac{1}{2}$

Section 12: S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$,
N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

Section 15: NE $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$

Together with all water and water rights used upon or appurtenant to said lands, including without limitation all of parties of the first parts interest in and to:

Walton Creek Ditch, Priority 36 (35)

G. Phillips Ditch No. 1, Priority 163-4a

Stewart Hull Ditch, Priority No. 165a

Smithurst and Spires Enlargement of Walton Creek Ditch,
Priority No. 120aa

Hillside Ditch, Priority No. 159.

Excepting and reserving to parties of the first part 0.5 c.f.s. adjudicated to the Walton Creek Ditch, Priority No. 36 (35) and a proportionate interest in the water and water rights therein.

BOOK 414 PAGE 167

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 said parties of the first part either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto BALCOM CHEMICALS, INC.,
the said party of the second part, ^{successors} Its/ ~~heirs~~ and assigns forever.

And the said E. J. FOX and PATRICIA FOX,

parties of the first part,

for themselves/^{their} heirs, executors and administrators, do covenant, grant, bargain and agree to and with the said party of the second part, Its/^{successors} ~~heirs~~ and assigns, that at the time of the enfeoffing and delivery of these presents they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever.

BOOK 414 PAGE 168

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, Its/ successors heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Presence of

E. J. Fox [SEAL]
Patricia Fox [SEAL]
Husband and Wife [SEAL]

STATE OF COLORADO,

County of Routt

ss.

The foregoing instrument was acknowledged before me this 26th day of February 1976, by* E. J. Fox and Patricia Fox, husband and wife.

My commission expires 9/24/78

Witness my hand and official seal.

Joyce Ingham [Signature]



*If by natural person or persons here insert name or names; if by person acting in representative or official capacity for an attorney-in-fact, then insert name of person as executor, attorney-in-fact, or other capacity or description; if by officer of a corporation, insert name of such officer or officers, as the president or other officers of such corporation, naming it.