

Recorded April 26, 1968 at 10:46 Clock A. P.
Exception No. 13880 Marjorie M. Richardson, Record.

159 248

STATE DOCUMENTARY FEE

DATE April 26, 1968

\$ 1.00

DEED

THIS DEED made this 27th day of March, 1968,
by LOUISE S. WILLIAMS, Individually and as Sole Surviving Partner of The
Hartsel Ranch, a partnership, JO McDANNALD, CHRISTINE McDANNALD HALL, also
known as Christine Hall, GORDON CLEAVES McDANNALD, also known as G. C.
McDannald and as Cleaves McDannald, FRANCES McDANNALD STARK, MILDRED McDANNALD
HOLMES, also known as Mildred Holmes, BETTY JO McDANNALD LaRUE, also known as
Betty Jo LaRue, E. F. HALL, MARY LITTLE McDANNALD, Individually and as Inde-
pendent Executrix of the Estate of Robert Morris McDannald, Deceased, R. M.
McDANNALD, JR. and MARY SUE McDANNALD CARLSON, formerly Mary Sue McDannald,
one and the same person as May Sue McDannald, herein collectively called
"Grantors", to BADGER BASIN GRAZING ASSOCIATION, a Colorado corporation, here-
inafter called "Grantee":

W I T N E S S E T H :

That Grantors, for and in consideration of Ten Dollars (\$10.00)
and other good and valuable consideration paid to them by Grantee, the re-
ceipt and sufficiency of which are hereby acknowledged, and subject to the
reservations and exceptions hereinafter set forth, do hereby grant, bargain,
sell, convey and confirm unto Grantee, its successors and assigns forever,
all of the real property and interests therein situated in the County of
Park and State of Colorado described in Schedule A attached hereto and made
a part hereof, together with all and singular the hereditaments and appur-
tenances thereunto belonging, or in anyway appertaining, and the reversions,
remainders, rents, issues and profits thereof and the entire estate, right,
title, interest, claim and demand of Grantors, either in law or equity, of,
in and to the above bargained premises with the hereditaments and appurtenances.

Each Grantor does hereby severally except and reserve unto himself
or herself and expressly does not convey hereby an undivided Fifty Per Cent
(50%) of all of his or her right, title and interest, present or prospective,
in and to all oil, gas and other similar and dissimilar minerals in, under and
which may be produced from the lands described in Schedule A hereof, together with

the same undivided interest in the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating for and developing said lands for said minerals and storing, handling, transporting and marketing the same therefrom, with the right to remove from said land all property and improvements located thereon or used in connection therewith and owned by any Grantor, provided, however, Grantee shall own the right to execute all oil, gas or mineral leases affecting the interests herein excepted and reserved by each Grantor with the same force and effect as if Grantee were, at the date of the making thereof, the owner of the undivided interests herein excepted and reserved, together with the right to receive all bonuses and delay rental payments which may, at any time, become payable under the terms of any oil, gas or other mineral lease, it being understood that Grantors shall be entitled to receive all royalty and shut-in gas payments accruing under the terms of any oil, gas or mineral lease, insofar as such lease or leases cover the undivided interests herein excepted and reserved by each Grantor.

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances unto the Grantee, its successors and assigns forever. Grantors, for themselves and for their heirs, personal representatives, successors and assigns, do covenant, grant, bargain and agree to and with Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantors are well seized of the premises hereby conveyed as of good, sure, perfect 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 the manner and form as aforesaid, and that the same are free and clear from all former and other grants, liens, encumbrances and assessments of whatever kind or nature, except the following:

1. All reservations by the United States of America in the patents to any and all of said lands;
2. All easements and rights of way affecting said lands as the same appear of record or are presently visible on the surface of said lands, including rights of way for ditches, canals, roads, highways, telephone and telegraph lines and easements of like nature, whether or not herein specifically described;

3. The lien of ad valorem real property taxes for the year 1968, due and payable in 1969; and

4. All mineral and royalty reservations of record and the exceptions and reservations made by each Grantor in this Deed; and the herein bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, Grantors shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals as of the day and year first hereinabove written

Louise S. Williams
Louise S. Williams, Individually and as Sole Surviving Partner of The Hartsel Ranch.

Jo McDannald
Jo McDannald

Christine McDannald Hall
Christine McDannald Hall, also known as Christine Hall

Gordon Cleaves McDannald
Gordon Cleaves McDannald, also known as G. C. McDannald and as Cleaves McDannald

Frances McDannald Stark
Frances McDannald Stark

Mildred McDannald Holmes
Mildred McDannald Holmes also known as Mildred Holmes

Betty Jo McDannald LaRue
Betty Jo McDannald LaRue, also known as Betty Jo LaRue

E. F. Hall
E. F. Hall

Mary Little McDannald
Mary Little McDannald, Individually and as Independent Executrix of the Estate of Robert Morris McDannald, Deceased

R. M. McDannald, Jr.
R. M. McDannald, Jr.

Mary Sue McDannald Carlson
Mary Sue McDannald Carlson, formerly Mary Sue McDannald, one and the same person as May Sue McDannald.

1991 99 851

STATE OF TEXAS)
) ss.
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me this 29th day of March, 1968, by LOUISE S. WILLIAMS, Individually and as Sole Surviving Partner of The Hartsel Ranch, a partnership, JO McDANNALD, CHRISTINE McDANNALD HALL, also known as Christine Hall, GORDON CLEAVES McDANNALD, also known as G. C. McDannald and as Cleaves McDannald, FRANCES McDANNALD STARK, MILDRED McDANNALD HOLMES, also known as Mildred Holmes, BETTY JO McDANNALD LaRUE, also known as Betty Jo LaRue, E. F. HALL, MARY LITTLE McDANNALD, Individually and as Independent Executrix of the Estate of Robert Morris McDannald, Deceased, R. M. McDANNALD, JR. and MARY SUE McDANNALD CARLSON, formerly Mary Sue McDannald, one and the same person as May Sue McDannald.

Witness my hand and official seal.

My commission expires:

June 1, 1969

Walter S. Hille
Notary Public

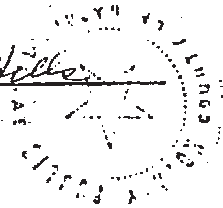


EXHIBIT "A"

ATTACHED TO AND MADE A PART OF DEED DATED
THE 10 DAY OF February, 1968
BY AND BETWEEN LOUISE S. WILLIAMS, ET AL.
AND BADGER BASIN GRAZING ASSOCIATION, A
COLORADO CORPORATION.

All of the following described lands situate, lying and being in the County
of Park and State of Colorado, to-wit:

Township 13 South, Range 74 West of the 6th P.M.

Section 19: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 30: NW $\frac{1}{4}$ NW $\frac{1}{4}$

Township 14 South, Range 74 West of the 6th P.M.

Section 18: W $\frac{1}{2}$ E $\frac{1}{2}$
Section 30: All

Township 13 South, Range 75 West of the 6th P.M.

Section 2: SW $\frac{1}{4}$ SW $\frac{1}{4}$
Section 4: S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$
Section 5: E $\frac{1}{2}$ N $\frac{1}{2}$, SW $\frac{1}{4}$ N $\frac{1}{2}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 6: S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$
Section 7: N $\frac{1}{2}$ N $\frac{1}{2}$, SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 8: SW $\frac{1}{4}$, S $\frac{1}{2}$
Section 9: N $\frac{1}{2}$ N $\frac{1}{2}$, W $\frac{1}{2}$
Section 10: N $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ SE $\frac{1}{4}$
Section 11: N $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ SW $\frac{1}{4}$
Section 12: N $\frac{1}{2}$, N $\frac{1}{2}$ N $\frac{1}{2}$, E $\frac{1}{2}$ SE $\frac{1}{4}$
Section 13: W $\frac{1}{2}$
Section 14: All
Section 15: E $\frac{1}{2}$, N $\frac{1}{2}$ N $\frac{1}{2}$
Section 16: NE $\frac{1}{4}$, S $\frac{1}{2}$
Section 17: NE $\frac{1}{4}$, E $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$
Section 18: All
Section 19: N $\frac{1}{2}$ S $\frac{1}{2}$
Section 20: W $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 21: S $\frac{1}{2}$
Section 22: N $\frac{1}{2}$, E $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 23: All
Section 24: NE $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$

Township 14 South, Range 75 West of the 6th P.M.

Section 1: E $\frac{1}{2}$ N $\frac{1}{2}$, SW $\frac{1}{4}$ N $\frac{1}{2}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, W $\frac{1}{2}$
Section 2: N $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$
Section 3: S $\frac{1}{2}$
Section 4: E $\frac{1}{2}$
Section 5: N $\frac{1}{2}$ S $\frac{1}{2}$, S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 6: W $\frac{1}{2}$
Section 7: N $\frac{1}{2}$
Section 8: All
Section 9: N $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$
Section 10: All
Section 11: All
Section 12: All
Section 13: N $\frac{1}{2}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$
Section 14: All
Section 15: NE $\frac{1}{4}$, N $\frac{1}{2}$
Section 16: E $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$, S $\frac{1}{2}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$
Section 17: N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 18: All
Section 19: W $\frac{1}{2}$ SW $\frac{1}{4}$
Section 20: N $\frac{1}{2}$, SW $\frac{1}{4}$
Section 21: S $\frac{1}{2}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$

Township 15 South, Range 75 West of the 3th P.M.

Section 1: NW $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$
 Section 2: All
 Section 3: N $\frac{1}{2}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$
 Section 4: S $\frac{1}{2}$
 Section 9: N $\frac{1}{2}$ N $\frac{1}{2}$
 Section 10: N $\frac{1}{2}$ N $\frac{1}{2}$, S $\frac{1}{2}$ NE $\frac{1}{4}$
 Section 11: N $\frac{1}{2}$
 Section 12: W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$

Township 13 South, Range 75 West of the 6th P.M.

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