BARGAIN AND SALE DEED

THIS BARGAIN AND SALE DEED made this ____ day of August, 2018, between the Roaring Fork Transportation Authority whose address is 0051 Service Center Drive, Aspen, Pitkin County Colorado, 81611 (hereinafter "Grantor") and Richard Y. Neiley and Maria E. Maniscalchi, as joint tenants, whose address is 5157 County Road 154, Glenwood Springs, Garfield County, Colorado 81601 ("Grantee");

WITNESSETH:

That the Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and conveys to the Grantee, its successors and assigns, the following real property in the County of Garfield, Colorado, to wit:

See Exhibit A attached hereto.

TO HAVE AND HOLD the same, together with all its appurtenances and privileges thereunto belonging.

EXECUTED as of this ____ day of August, 2018.

ROARING FORK TRANSPORTATION AUTHORITY

By: _____
Name: _____
Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Acknowledged, subscribed and sworn to before me this ____ day of _____, 2015, by _____, as _____, Roaring Fork Transportation Authority.

WITNESS my hand and official seal. My Commission expires: _____

_____
Notary Public

(SEAL)

PARCEL DESCRIPTION
RFTA FEDERAL GRANT RIGHT OF WAY
IN GOV'T LOT 2, SECTION 36, T6S, R89W, 6th PM
EXHIBIT A
July 27, 2018

A Parcel of Land being a portion of ICC Parcel 6 of the former Aspen Branch of the Denver and Rio Grande Western Railroad (D&RGW RR) Company Right of Way (ROW) described in deed recorded 7/03/1997 at Reception No. 510445, in Book 1024, Page 600, and the Correction Bargain and Sale Deed recorded 9/09/2008 at Reception No. 755399 in the records of Garfield County, State of Colorado, situated in Government Lot 2, Section 36, Township 6 South, Range 89 West of the Sixth Principal Meridian, in Garfield County, Colorado, that portion of said ROW in said Government Lot 2 being a strip of land, 200 feet in width, lying 100 feet on each side of the original surveyed centerline of said Aspen Branch ROW, said Parcel of Land described as follows:

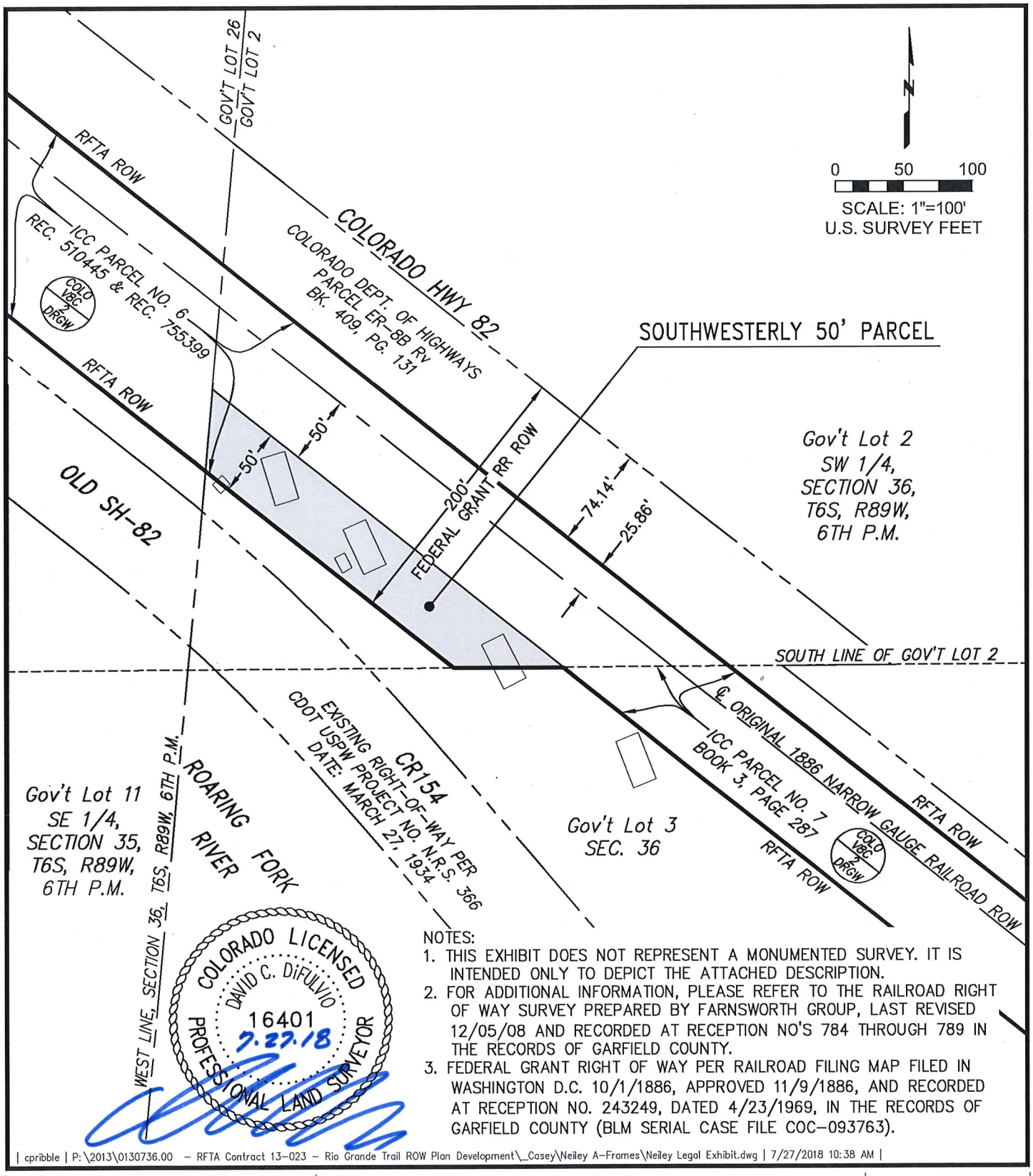
The southwesterly 50.00 feet of that portion of the Roaring Fork Transportation Authority (RFTA) railroad right of way property, as successor to the Roaring Fork Railroad Holding Authority, described in the above said deeds recorded at Reception No's. 510445 and 755399, lying within said Government Lot 2 in said Section 36.

This description was calculated from the Railroad Right of Way Survey prepared by Farnsworth Group, last revised 12/02/08 and recorded at Reception No's 784 through 789 in the records of said Garfield County. Please refer to said Railroad Right of Way Survey for additional information and boundary detail.

The above description was prepared by David C. DiFulvio, LS# 16401
For and on behalf of FARNSWORTH GROUP, INC.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO, 80111
303-692-8838.

COLORADO LICENSED
DAVID C. DiFULVIO
16401
7.27.18
PROFESSIONAL LAND SURVEYOR

EXHIBIT A



NOTES:

1. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.
2. FOR ADDITIONAL INFORMATION, PLEASE REFER TO THE RAILROAD RIGHT OF WAY SURVEY PREPARED BY FARNSWORTH GROUP, LAST REVISED 12/05/08 AND RECORDED AT RECEPTION NO'S 784 THROUGH 789 IN THE RECORDS OF GARFIELD COUNTY.
3. FEDERAL GRANT RIGHT OF WAY PER RAILROAD FILING MAP FILED IN WASHINGTON D.C. 10/1/1886, APPROVED 11/9/1886, AND RECORDED AT RECEPTION NO. 243249, DATED 4/23/1969, IN THE RECORDS OF GARFIELD COUNTY (BLM SERIAL CASE FILE COC-093763).

COLORADO LICENSED
DAVID C. DiFULVIO
16401
7.27.18
PROFESSIONAL LAND SURVEYOR

| cpribble | P:\2013\0130736.00 – RFTA Contract 13-023 – Rio Grande Trail ROW Plan Development_Casey\Neiley A-Frames\Neiley Legal Exhibit.dwg | 7/27/2018 10:38 AM |

Farnsworth GROUP
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

ROARING FORK TRANSPORTATION AUTHORITY
FEDERAL GRANT RIGHT OF WAY PARCEL

SITUATED IN GOV'T LOT 2, SW 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE 6TH P.M. COUNTY OF GARFIELD, STATE OF COLORADO

Project No.	0130736.2018
Drawn by:	CCP
Approved:	DCD
Date:	7/27/2018
Revised:	7/27/2018

SHEET 2 OF 2