EASEMENT DEED AND AGREEMENT

THIS EASEMENT DEED AND AGREEMENT is entered into this _____ day of _____2016, by and between ALPINE BANK, a Colorado banking corporation ("Grantor"),whose address is 350 Highway 133 Carbondale CO 81623, and the ROCKFORD DITCH ASSOCIATION, INC. ("Grantee"), whose address is 1493 County Road 106, Carbondale, Colorado 81623.

NOTICE THAT for ten dollars ($10.00) and other good and valuable consideration, in hand paid, Grantor hereby grants, sells and conveys to the Grantee a perpetual non exclusive easement legally described and depicted on the Realigned Rockford Ditch Easement attached hereto asExhibit Aand incorporated herein by this reference, (the "Easement") to be used for the operation, maintenance, repair and replacement of Grantee's ditch, pipeline and appurtenances located therein, which Easement is located in, on and across that certain real property described as Lot 1B 1340 Main Street Subdivision Exemption, located in the Town of Carbondale,County of Garfield, State of Colorado, recorded in the Office in the Garfield County Colorado real property recordsat Reception No. _____ (the "Property").

This Easement Deed is provided pursuant to and in satisfaction of paragraph ___ of that certain Ditch Relocation Agreement dated _____, 2016 and recorded in the Office of the Garfield County Clerk and Recorder as Reception No. _____ (the "Ditch Relocation Agreement"), and the rights of the parties to this Easement Deed and their successors and assigns are subject thereto. The Easement granted herein shall supersede and replace Grantee's existing ditch easement located on the Property as depicted on Exhibit A. Upon the completion of all improvements described in the Ditch Relocation Agreement to be built within the Realigned Rockford Ditch Easement, Grantee's existing ditch easement recorded in the Office of the Garfield County Colorado real property records at Reception No. 781054 shall be vacated and terminated by a separate Ditch Easement Vacation instrument Grantee or Grantee's assigns agree to restore the Property to its prior existing condition in the event future maintenance or construction is performed in the Easement area.

Grantor does covenant and agree that it shall and will warrant and forever defend the Easement to be free of any encumbrances and in the quiet and peaceable possession of the Grantee against all and every person claiming the whole or any part thereof, by, through or under the Grantor. Release from all mortgages, liens and Deed of Trust holders has been obtained for the purpose of this grant. The grant of Easement shall run with the land for the benefit of Grantee, burdening the land coveredby the Easement described in Exhibit A hereto, and shall be binding on and shall inure to the benefit to the parties to this Easement and Deed Agreement and their respective successors and assigns.

This Easement and Deed Agreement is made and entered into on the day and year first written above.

ALPINE BANK, a Colorado Banking Corporation

By:_____

STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged, subscribed, and sworn to before me this _____ day of _____, 2016, by _____, on behalf of Alpine Bank.

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

_____
Notary Public

ROCKFORD DITCH ASSOCIATION, INC.

By: _____
President

ATTEST

_____
Secretary

STATE OF COLORADO)
) ss.
COUNTY OF)

Acknowledged, subscribed, and sworn to before me this _____ day of _____, 2016, by _____, on behalf of Rockford Ditch Association, Inc.

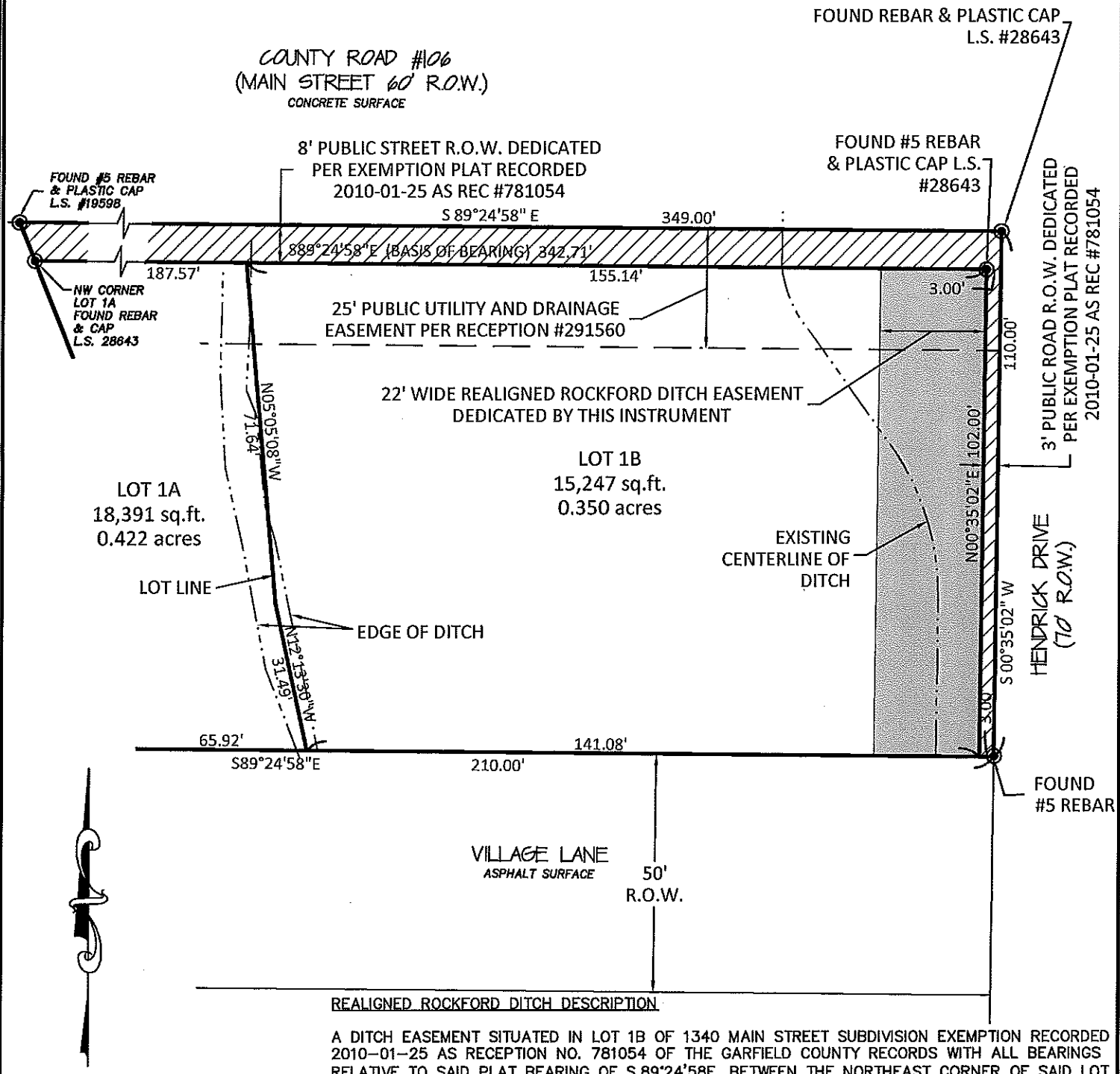
WITNESS my hand and official seal. My Commission expires: _____

_____
Notary Public

EXHIBIT A, SHEET 1 OF 1:

REALIGNED ROCKFORD DITCH EASEMENT
LOT 1B, 1340 MAIN STREET SUBDIVISION EXEMPTION

SITUATED IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 6th P.M.
TOWN OF CARBONDALE, COUNTY OF GARFIELD, STATE OF COLORADO



REALIGNED ROCKFORD DITCH DESCRIPTION

A DITCH EASEMENT SITUATED IN LOT 1B OF 1340 MAIN STREET SUBDIVISION EXEMPTION RECORDED 2010-01-25 AS RECEPTION NO. 781054 OF THE GARFIELD COUNTY RECORDS WITH ALL BEARINGS RELATIVE TO SAID PLAT BEARING OF S.89°24'58E. BETWEEN THE NORTHEAST CORNER OF SAID LOT 1B AND THE NORTHWEST CORNER OF LOT 1A OF SAID 1340 MAIN STREET SUBDIVISION, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST TWENTY-TWO (22) FEET OF SAID LOT 1B.

CONTAINING 2,244 SQUARE FEET OR 0.052 ACRES, MORE OR LESS.

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = ft. 30

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

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