



**BARGAIN & SALE DEED**

Fairway Park at Skyland Association, a Colorado nonprofit corporation, the address of which is 350 Country Club Dr., Suite 110A, Crested Butte, CO 81224, Grantor, for and in consideration of the sum of Less Than Five Hundred Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys to The Greens at Fairway Park LLC, a Colorado limited liability company, the legal address of which is P.O. Box 4138, Crested Butte, CO 81224, Grantee, the following real property located in the County of Gunnison, State of Colorado, to wit:

**Ace Court and Phase II Open Space, according to the Replat of Townhome Plat of Fairway Park at Skyland, Phase II, recorded on June 11, 2004 at Reception No. 543061,**

**County of Gunnison  
State of Colorado,**

with all its appurtenances, but subject to the following easement:

Grantor, and Grantor's members, owners, agents, managers, employees, contractors, successors and assigns shall have a nonexclusive easement appurtenant over Ace Court and the Phase II Open Space (see legal description above) for ingress and egress in order to access Grantor's Phase I open space areas, which lie adjacent to the most easterly portion of Ace Court and the Phase II Open Space, for maintenance, snow storage and landscaping purposes. This easement may be more specifically described by and through a plat or other document recorded subsequent to this Deed. Grantee has the continuing obligation to maintain Ace Court to a proper level so that Grantor can make use of the roadway in order to exercise its easement rights contemplated hereby.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the 17<sup>th</sup> day of July, 2018.

Fairway Park at Skyland Association,  
a Colorado nonprofit corporation

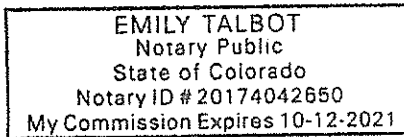
By: Bill West  
Bill West, President

**CERTIFICATION**

I, Bill West, serve as the President of Fairway Park at Skyland Association, a Colorado nonprofit corporation, and hereby certify that pursuant to § 38-33.3-312, C.R.S., at least 67% of the owners of Fairway Park at Skyland Association, a Colorado nonprofit corporation, have approved the foregoing conveyance of Ace Court and the Phase II common areas to the Grantee and such conveyance was properly voted on and adopted.

FAIRWAY PARK AT SKYLAND ASSOCIATION,  
a Colorado nonprofit corporation

By: Bill West  
Bill West, President



STATE OF COLORADO             )  
  ) ss.  
COUNTY OF GUNNISON             )

The foregoing instrument was acknowledged and signed before me on this 17<sup>th</sup> day of July, 2018, by Bill West as President of Fairway Park at Skyland Association, a Colorado nonprofit corporation.

Witness my hand and official seal.  
My commission expires: October 12, 2021

Emily Talbot  
Notary Public