

James P. Osborn President

THIS DEED, Made this day of 1972, between FORT COLLINS INDUSTRIAL PARK, INC.,

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part and COMMUNITY AIRPARK ASSOCIATION, INC.,

of the County of and State of Colorado of the second part:

Recorder's Stamp

STATE DOCUMENTARY FILE
MAY 18 1973

136

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said party of the second part, its heirs, and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the County of Larimer and State of Colorado, to wit:

Tract B according to Replat of a part of the Fort Collins Industrial Park, First Filing, and a part of the Fort Collins Community Airpark Subdivision, according to Replat filed June 30, 1972;

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party 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 the said party of the second part its heirs and assigns forever. And the said

party of the first part, for itself, and its successors, doth covenant, grant, bargain, and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath 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; subject to easements in place or of record, restrictions of record, and taxes for 1970, 1971 and subsequent years subject to a reservation, more particularly described on Exhibit "A" which is incorporated by reference herein;

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

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its Vice President, and its corporate seal to be hereunto affixed, attested by its Corporate Secretary, the day and year first above written.

Attest: *H. Winfield Rogers* Secretary

FORT COLLINS INDUSTRIAL PARK, INC.,

By: *R. L. Osborn* President

STATE OF COLORADO, ss. County of Larimer, ss.

The foregoing instrument was acknowledged before me this 1972, by R.L. OSBORN H. WINFIELD ROGERS

2nd day of NOVEMBER as the President and as the Secretary of a corporation.

FORT COLLINS INDUSTRIAL PARK, INC. My notarial commission expires Witness my hand and official seal.

[Signature] Notary Public

EXHIBIT "A"

Reserving to Fort Collins Industrial Park, Inc., a right-of-way across the above-described tract for access to the taxiways, runways and other publicly used facilities of Community Airpark Association, Inc., for the benefit and use of the Fort Collins Industrial Park, Inc., its agents, representatives, tenants and assigns of the Fort Collins Industrial Park, Inc., subject to the rules, regulations and covenants of the Community Airpark Subdivision as they may apply to other parties entitled to such ingress and egress rights.

* * * * *