



7310
COUNTY ROAD 65
hayden, colorado

LAZY U BAR NONE
ranch

SRP | STEAMBOAT
REAL ESTATE
PROFESSIONALS



WELCOME TO THE LAZY U BAR NONE RANCH ON COLORADO'S WESTERN SLOPE

Well-Balanced Ranch With 50+ Acres

Lazy U Bar None Ranch is a versatile ranch property with 50+ acres, full of natural beauty, conveniently situated just 1 mile from Hayden, an area rich with outdoor recreation opportunities, a ranching heritage, convenient access to Steamboat Springs, CO (world-class skiing), and 8 minutes from the Airport. A history of excellent care and stewardship define this ranch that has been lovingly used as a family cattle/horse/sheep/hay property. The improvements on the ranch allow for an easy transition from the current configuration to a variety of possibilities, including annexation into the Hayden Comprehensive Plan.

4 BEDROOMS

4 BATHS 1 HALF BATH

2,342 SQ FT

50.48 ACRES

SECONDARY RESIDENCE

5-STALL BARN



THE PROPERTY

Lazy U Bar None Ranch has everything needed for not only the horse enthusiast but also for those looking to expand into other ranching activities. The property's improvements and outbuildings are perfectly appointed with close proximity to the main home and secondary residence for convenient, walking-distance access. Improvements include a permitted secondary residence perfect for labor housing, a horse corral, large horse arena, irrigation ditches, year-round pond, barn, 2 round pens, and separate runs for each stall. Also unique to this property are the lush hay meadows irrigated off the Sheldon Ditch with strong permitted water rights (1.5 cubic feet per second), two pastures, all usable acreage fenced and cross fenced, monitoring system and fiber optic internet to barn up to 1,000mps. The Ranch currently produces about 55 tons of hay per year (\$22,000 worth at 2021 prices).



EXPLORING THE HOME

The home is strategically situated on the property taking in 360 degree views of the beautiful Hayden Valley. Impeccably maintained over the years, the owners truly treasured the home and ensured it was well cared for. Designed for easy living, everything is on one level and has multiple accesses to the outdoors.

An open floorplan with spacious living area, two separate dining areas connected to the kitchen with easy access to two patios. The top-quality kitchen, designed by Kitchen Perfection, has Cherry cabinets with soft-close drawers, granite countertops and butcher block island. Each of the home's 4.5 bathrooms have been remodeled. Other quality features include radiant in-floor heat, stackable washer/dryer in the primary bedroom with additional hookups in the hall closet, and fiber optic internet in the house up to 1,000 mps.



HORSE HAVEN

A property fit for horse enthusiasts, Lazy U Bar None Ranch includes a barn, two round pens, runs, arena, two meadows, two pastures, irrigation ditches and a year-round pond.

The 38' x 48' five-stall barn with individual water heaters includes two heated stalls, a heated shop and tack room, a loft which holds 400 bales with hay chutes to each stall, a monitoring system and fiber optic internet.

The large 200' x 300' arena with return alley, roping chute, and electric service with Buford circle lighting is perfect for anyone interested in rodeo activities.



Features

4 BEDROOMS

4 BATHS 1 HALF BATH

2,342 SQ FT

50.48 ACRES

PERMITTED 1,200 SF
SECONDARY RESIDENCE

*Primarily irrigated
hay meadow*

MATURE LANDSCAPE
AND TREES

Year-round pond

FENCED & CROSS-FENCED

*Access to Hayden
City Water & Sewer*

THE PROPERTY

- 2,342 sf updated main residence
- 1,200 sf permitted 2nd residence
- 38' x 48' five-stall barn – 2 heated stalls with individual waterers
- Heated shop, tack room
- Monitoring system
- Fiber optic internet throughout
- Hay loft with 400 bale capacity & hay chutes to each stall
- Horse corral
- 2 round pens, separate runs each stall
- 200' x 300' arena with return alley, roping chute & electric service with Buford circle lighting
- Buford automatic roping steer
- Year-round pond
- Produces approximately 55 tons of hay per year (\$22,000– 2021 prices)
- 1.5 cubic ft/second water rights (969,475 gallons per day)
- Can support 30 pairs cows/calves
- Double oven & warming drawer
- Main-floor master
- Stackable washer/dryer in master with additional washer/dryer gas hookup in hallway
- Oversized office
- Renovated bathrooms
- Pellet stove in the living room
- Handicap accessible/low maintenance
- Fiber optic internet up to 1,000 mps
- Two patios & fenced yard

FUTURE DEVELOPMENT POTENTIAL

- Access to Hayden city water/sewer
- Potential for annexation into the Hayden Comprehensive Plan



THE HOME

- Solid Cherry trim & doors throughout
- Radiant in-floor heat
- Kitchen by Kitchen Perfection with cherry cabinets/soft-close drawers
- Granite counters, butcherblock island

LAZY U BAR NONE
RANCH

MAPS & LOCATION

LAZY U
BARNONE
RANCH



LAZY U
BARNONE
RANCH



PAVED COUNTY RD, 1 MILE WEST OF HAYDEN, 1 MILE FROM K-12 SCHOOL

HAYDEN, COLORADO

The town of Hayden lies approximately 25 miles west of Steamboat Springs along Highway 40. Hayden has a wonderful small-town environment that offers older homes, smaller acreage parcels, and subdivisions with newer homes. Hayden is home to a new public school, the Routt County Fairgrounds, Yampa Valley Regional Airport, and the Hayden Granary which includes The Wild Goose Coffee Shop, Yampa Valley Brewing, Embers Wood Fire Pizza, Sage & Spirit, and Lodging.

Located in the middle of the Yampa River Valley, Hayden was founded in 1876 as ranching, agriculture and coal mining gained footholds in the region. Today, residents of Hayden strive to promote growth while maintaining the town's Western charm and vitality.





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PHOTOS

LAZY U
BARNONE
RANCH



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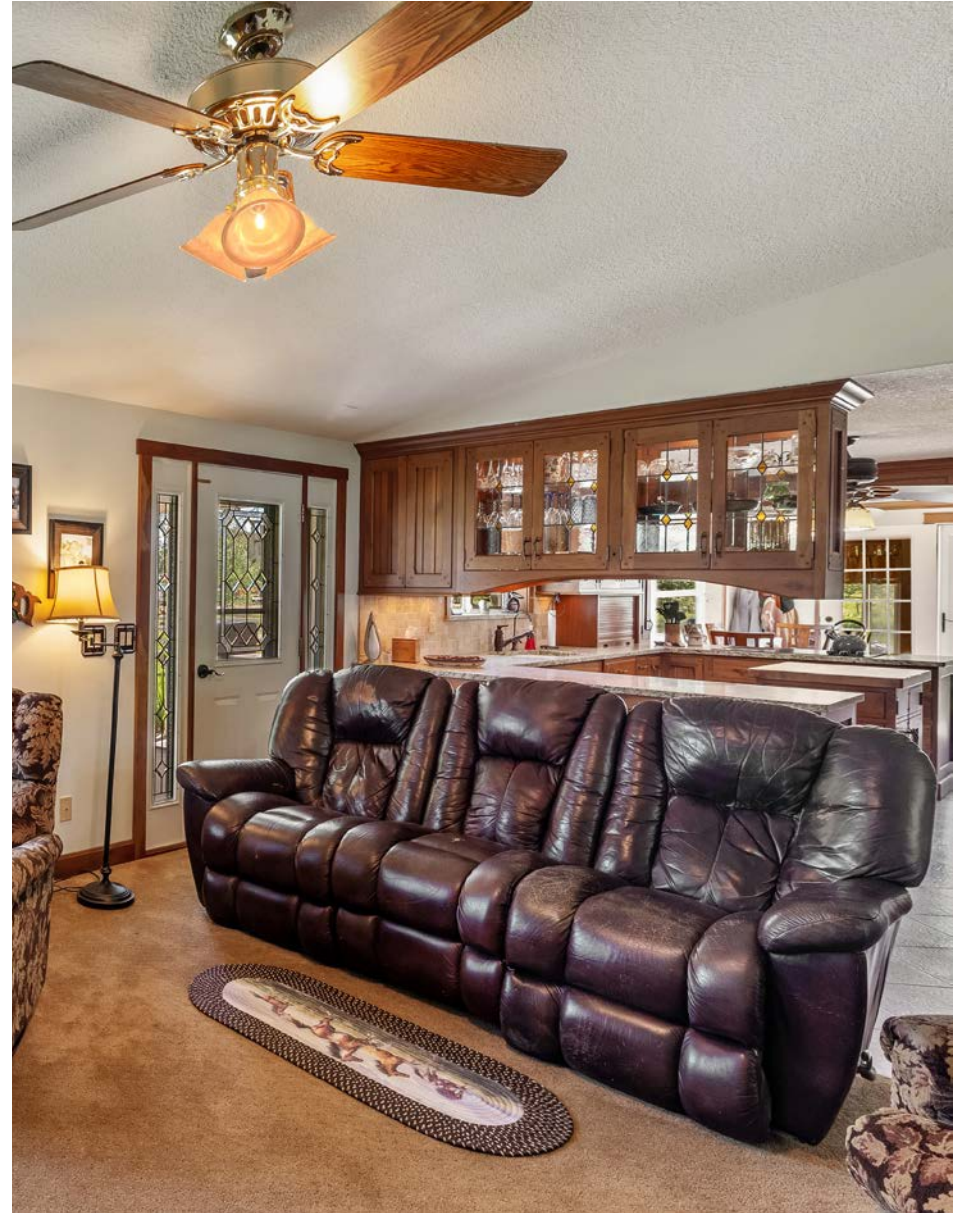




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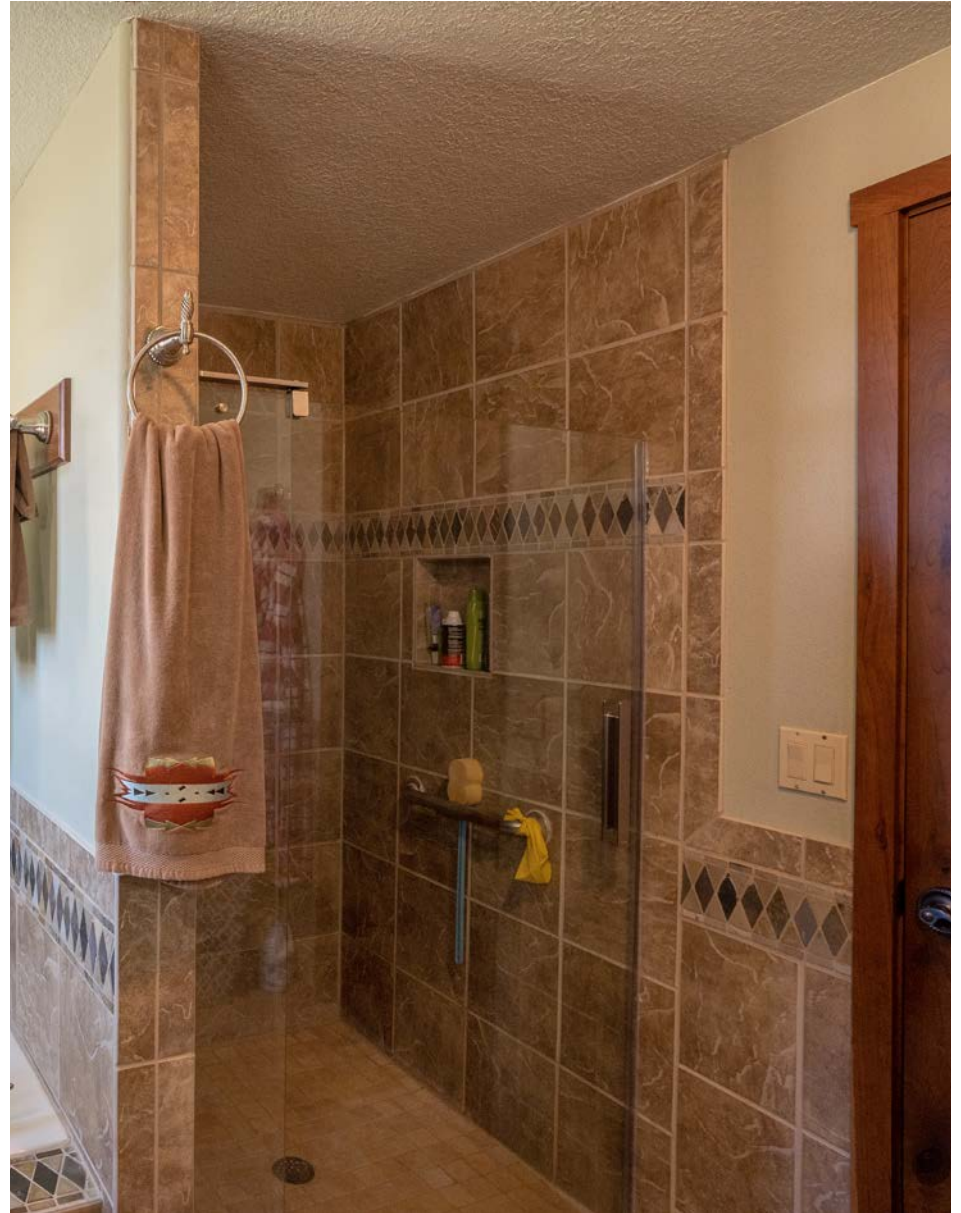


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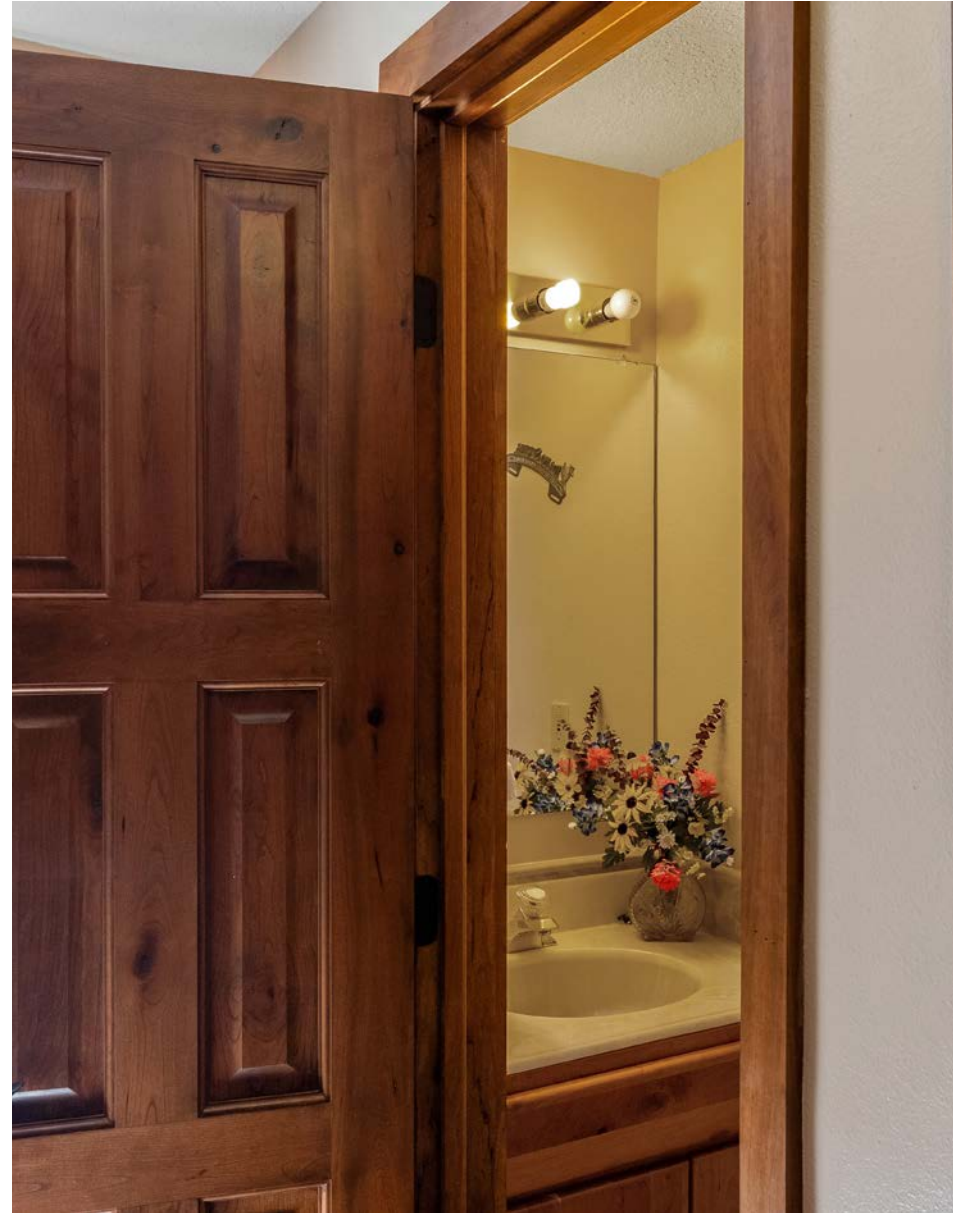




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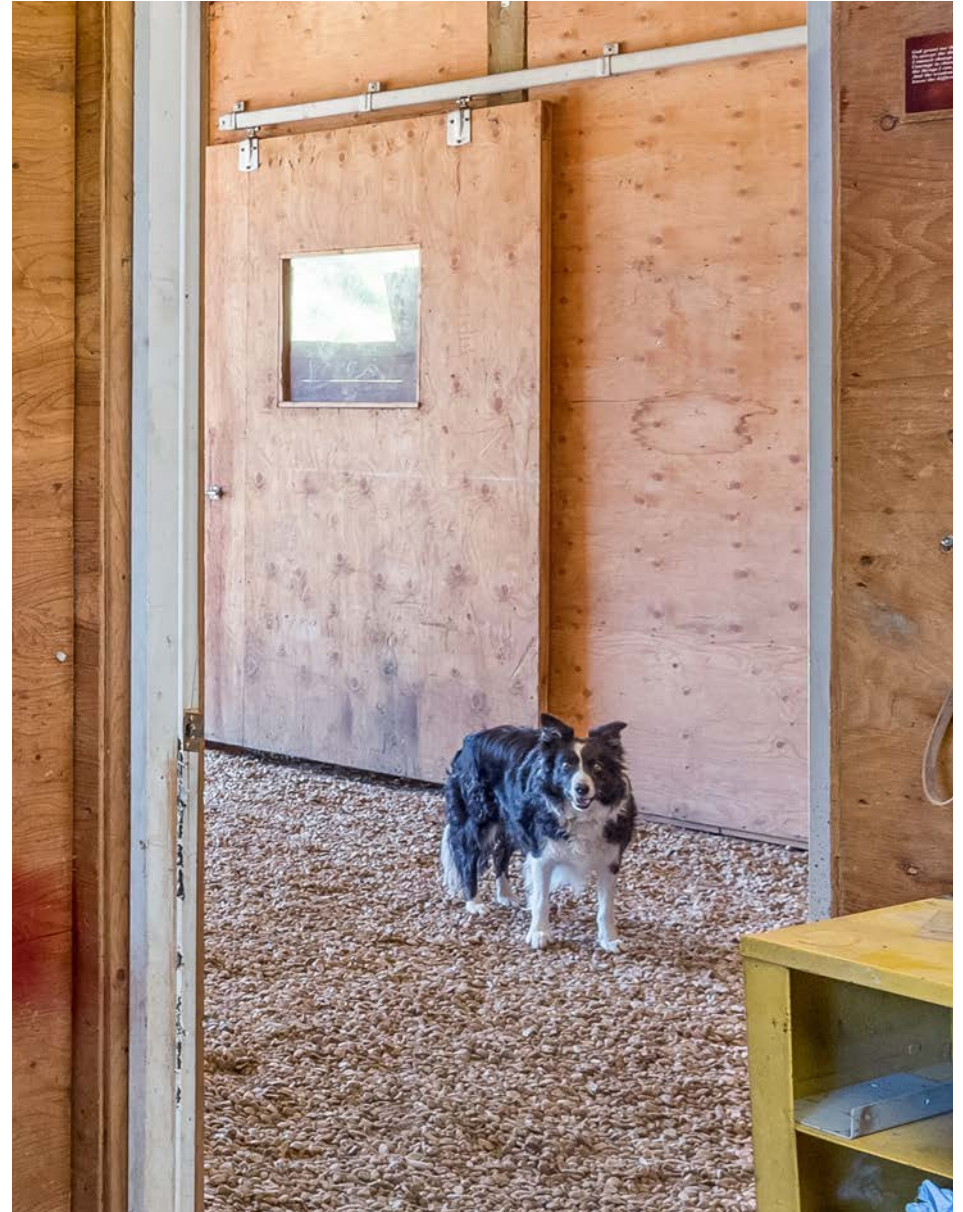


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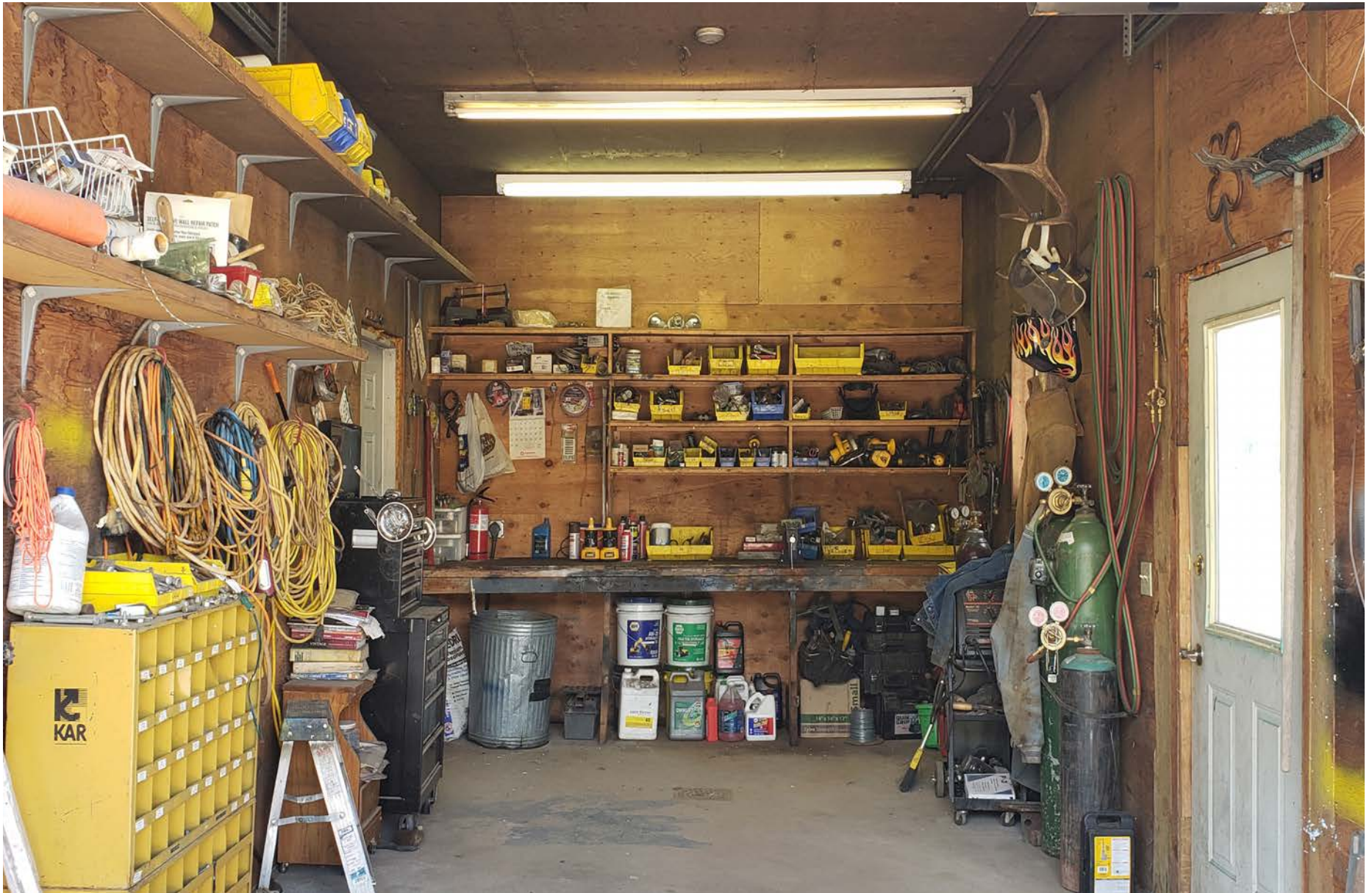
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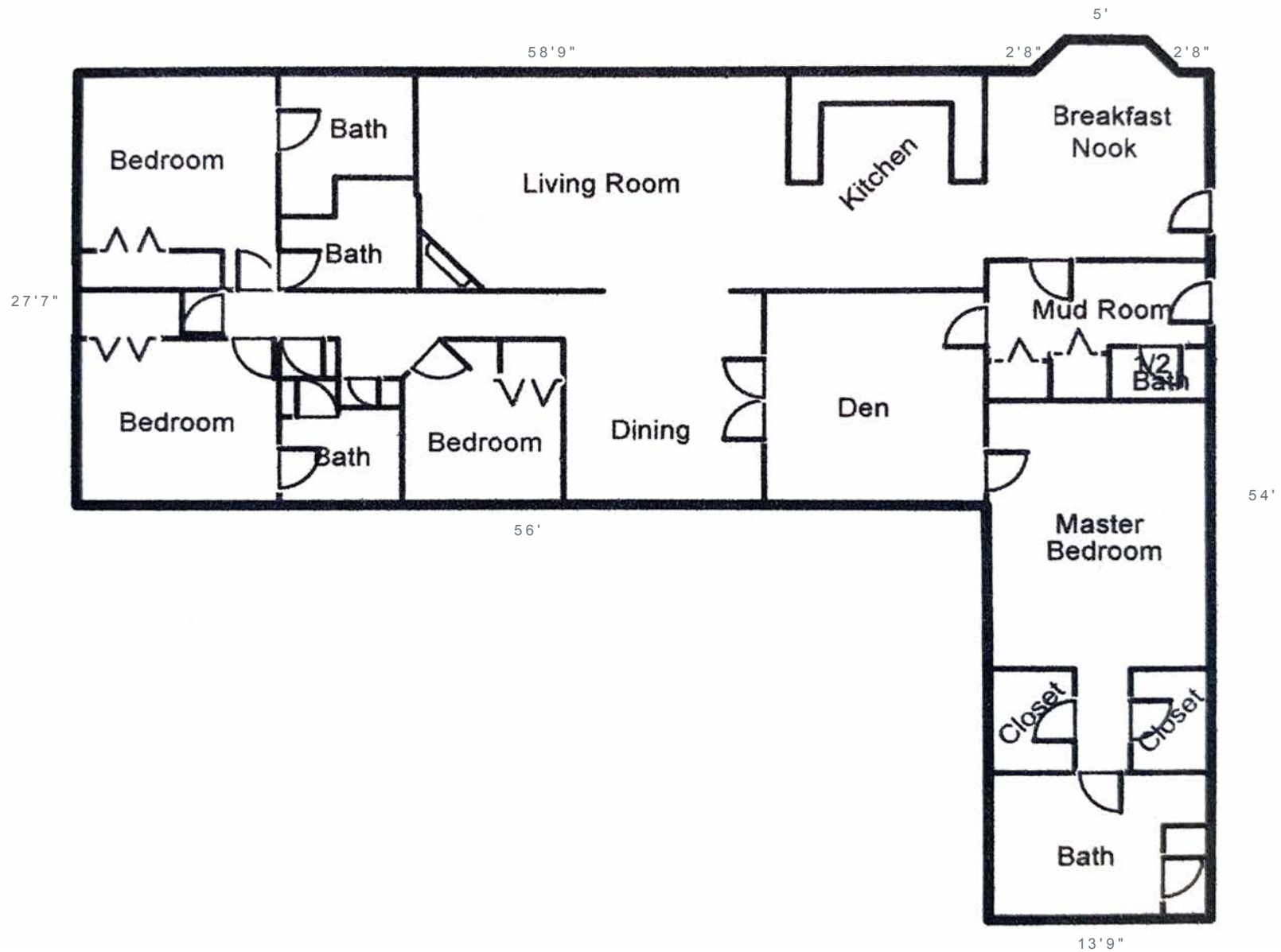


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PLANS



LAZY U BAR NONE
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WELL PERMIT

[illegible]

INSTRUCTIONS FOR WELL CONSTRUCTION AND TEST REPORT

The report must be typed or printed in **BLACK INK**. All changes on the form must be initialed and dated. Attach additional sheets if more space is required. Each additional sheet must be identified at the top by the well owner's name, the permit number, form name/number and a sequential page number. Report depths in feet below ground surface.

This form may be reproduced by photocopy methods, or by computer generation with prior approval by the State Engineer.

The original and one copy of this form must be submitted to the State Engineer's Office within 60 days after completing the well or 7 days after the permit expiration date, whichever is earlier. Another copy of the form must be provided to the well owner.

1. Complete the **Well Permit Number** in full.
2. Fill in **Name and Mailing Address of Well Owner** where correspondence should be sent.
3. Complete the blocks for the **actual location of the well where drilled**. If the owner has more than one well serving this property, provide the identification (**Owner's Designation**) for this well. **DO NOT USE THE OWNER SUPPLIED LOCATION** unless a survey has been provided. For wells located in subdivisions the lot, block and subdivision information must also be provided.
4. Report the **ground surface elevation in feet above sea level** if available. This value may be obtained from a topographic map. Describe the **drilling method** used to construct the well and the date completed. Indicate the **total depth drilled** and the **actual completed depth of the well**.
5. Fully describe the **materials encountered in drilling**. Do not use formation names unless they are in conjunction with a description of materials.
Examples of descriptive terms include:
 Grain size—Boulders, gravel, sand, silt, clay.
 Hardness—Loose, soft, tight, hard, very hard.
 Color—All materials. Most critical in sedimentary rock.
 Depth when water is encountered (if it can be determined).
6. Provide the **diameters of the drilled bore hole**.
7. The **outside diameter, kind, wall thickness and interval of casing lengths** must be indicated.
8. Indicate the **type and size of filter (gravel) pack** and the **interval where placed**.
9. Indicate the **type and setting depth for any packers installed**.
10. The **density of the grout slurry** must be reported and may be indicated as **pounds per gallon, gallons of water per sack, total gallons of water and number of sacks used, etc.** Specify the **grout placement method**, i.e. tremie pipe or positive displacement. The **percentage of additives mixed with the grout** should be reported under remarks.
11. Record the **type and the amount of disinfection used, how placed and the length of time left in the hole**.
12. Report well test data as required by Rule 10.7. Spaces are provided to report all measurements made during the test. The report should show that the test complied with the provisions of the rules. If a test was not performed explain when it will be done. If available, report clock time when measurements were taken.
13. Fill in **Company Name and Address of Contractor** who constructed the well. The report must be signed by the licensed contractor responsible for the construction of the well.

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

EXST

WELL PERMIT NUMBER **200813**
DIV. 6 CNTY. 54 WD 57 DES. BASIN MD

Lot: Block: Filing: Subdiv:

APPROVED WELL LOCATION
ROUTT COUNTY

SE 1/4 SW 1/4 Section 8
Twp 6N Rng 88W 6th P.M.

DISTANCES FROM SECTION LINES

1000 Ft. from South Section Line
1450 Ft. from West Section Line

ERNEST D WRIGHT
BOX 871
HAYDEN CO 81639

(970)276-4446

CHANGE/EXPANSION OF USE

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(i) to change the use of an existing well constructed March 28, 1996 under Permit No. 192829. The issuance of this permit cancels Permit No. 192829.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside three (3) single family dwellings, the irrigation of not more than one-half (1/2) acre of home lawns and gardens and the watering of domestic animals. This well is located on a tract of 50.48 acres described in attached Exhibit A.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The average annual amount of ground water to be appropriated shall not exceed 2.5 acre-feet.
- 7) This well shall be located within 200 feet of the location specified on this permit.
- 8) The well is constructed and shall be maintained in accordance with variance 96-006, granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors on January 31, 1996.

Handwritten: 4/2/97

APPROVED
lcp

State Engineer

DATE ISSUED

APR 03 1997

By

Handwritten: Edward W Blank

By

EXPIRATION DATE APR 03 1999

Receipt No. 413 935

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN ST., RM. 818, DENVER CO 80203
phone - info: (303) 866-3587 main: (303) 866-3581

*200813

RECEIVED

APR 04 1997

WATER RESOURCES
STATE ENGINEER
COLORADO

RESIDENTIAL * (Note: You may also use this form to apply for livestock watering) Water Well Permit Application
Review instructions prior to completing form Must be completed in black ink or typed

1. APPLICANT INFORMATION		6. USE OF WELL (check appropriate entry or entries)	
Name of applicant <i>Ernest D. Wright</i>		See instructions to determine use(s) for which you may qualify -- <input type="checkbox"/> A. Ordinary household use in one single-family dwelling (NO outside use) <input checked="" type="checkbox"/> B. Ordinary household use in 1 to 3 single-family dwellings: Number of dwellings: <i>3</i> <input checked="" type="checkbox"/> Home garden/lawn irrigation, not to exceed 1 acre: area irrigated <i>1/2</i> sq. ft. <input type="checkbox"/> acre <input checked="" type="checkbox"/> Domestic animal watering -- (non-commercial)	
Mailing Address <i>Box 871</i>		<input type="checkbox"/> C. Livestock watering (on farm/ranch/range/pasture)	
City <i>Hayden</i>		7. WELL DATA	
State <i>CO</i>		Maximum pumping rate <i>15</i> gpm	
Zip code <i>81639</i>		Annual amount to be withdrawn <i>2 1/2</i> acre-feet	
Telephone Number (include area code) <i>970 276 4446</i>		Total depth <i>20</i> feet	
2. TYPE OF APPLICATION (check applicable box(es))		Aquifer <i>Unknown</i>	
<input type="checkbox"/> Construct new well <input type="checkbox"/> Replace existing well <input type="checkbox"/> Change (source) aquifer <input checked="" type="checkbox"/> Other: <i>Variance 96-006</i>		8. TYPE OF RESIDENTIAL SEWAGE SYSTEM	
<input checked="" type="checkbox"/> Use existing well <input checked="" type="checkbox"/> Change / Increase Use <input type="checkbox"/> Reapplication (expired permit)		<input checked="" type="checkbox"/> Septic tank / absorption leach field <input type="checkbox"/> Central system	
3. REFER TO (if applicable):		District name: _____	
Water court case #		<input type="checkbox"/> Vault	
Permit # <i>192829</i>		Location sewage to be hauled to: _____	
Verbal # <i>-VE-</i>		<input type="checkbox"/> Other (attach copy of engineering design)	
Monitoring hole acknowledgment # <i>MH-</i>		9. PROPOSED WELL DRILLER (optional)	
Well name or #		Name _____ License number _____	
4. LOCATION OF WELL			
County <i>ROUTT</i>	Quarter/quarter <i>SE 1/4</i>	Quarter <i>SW 1/4</i>	
Section <i>8</i>	Township N or S <i>6</i>	Range E or W <i>88</i>	Principal Meridian <i>6TH</i>
Distance of well from section lines <i>1000</i> ft. from <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/> S <i>1450</i> ft. from <input type="checkbox"/> E <input checked="" type="checkbox"/> W			
Well location address, if different from applicant address (if applicable)			
For replacement wells only - distance and direction from old well to new well feet direction			
5. TRACT ON WHICH WELL WILL BE LOCATED			
A. You must check one of the following - see instructions			
<input type="checkbox"/> Subdivision: Name _____			
Lot no. _____ Block no. _____ Filing/Unit _____			
<input type="checkbox"/> County exemption (attach copy of county approval & survey) Name/no. _____ Tract no. _____			
<input type="checkbox"/> Mining claim (attach copy of deed or survey) Name/no. _____			
<input checked="" type="checkbox"/> Other (attach legal description to application)			
B. STATE PARCEL			
ID# (optional): _____			
C. # acres in tract <i>50.48</i>		D. Are you the owner of this property? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if no - see detailed inst.)	
E. Will this be the only well on this tract? <i>Permit 192830 Not Constructed</i> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (if other wells are on this tract - see detailed inst.)			
Title <i>Owner</i>		Date <i>3/31/97</i>	
OPTIONAL INFORMATION			
USGS map name <i>Hayden, CO</i>		DWR map no. <i>18C</i>	
Office Use Only RECEIVED		Surface elev. _____	
MAR 31 1997		DIV 6	
CHECKS TRN413935 040497		60.00	
COLD DIV OF WATER RES		CO 54	
DIVISION 8		WD 57	
WELL BOOK HAS 2 PERMITS 192829 192830		BA _____	
GINFO NO STRUCTURES THIS 1/4		USE MD	
MAP OK non-ent.			

Form GWS-44 (11/95)

RESIDENTIAL APPLICATIONS - GENERAL INSTRUCTIONS

There are a variety of uses for ground water in Colorado. This form (GWS-44) can be used when applying for a permit for a new well or replacement of an existing well for the following types of uses:

ORDINARY HOUSEHOLD USE inside one single family residence (NO outside water use allowed)
OTHER RESIDENTIAL USE (sometimes referred to as "domestic" use) which may include use in up to three single-family residences, watering of up to one acre of home gardens and lawns, and watering of domestic animals
LIVESTOCK WATERING on a farm, ranch, range, or pasture

If you are applying for a NEW household use only well, or for a NEW 35+ acre residential well outside the Denver Basin or Designated Basins of eastern Colorado, please use simplified forms GWS-49 or GWS-50. DO NOT use this form for registration of an existing unpermitted well (Use Form GWS-12), monitoring/observation wells (Use Form GWS-46), gravel pit wells (Use Form GWS-27), or for other uses not listed above, including - commercial, industrial, crop irrigation, municipal, etcetera (Use GENERAL PURPOSE Form GWS-45).

FEES Applications must be submitted with the appropriate required non-refundable filing fees. The required filing fee for most well permit applications is \$60. The filing fees for replacement or deepening well permit applications for most previously permitted residential and livestock water wells is \$20. Checks should be payable to the COLORADO DIVISION OF WATER RESOURCES.

Applications are evaluated in chronological order. Please allow approximately six weeks for processing.

APPLICATIONS must be completed clearly, and legibly, in BLACK INK or typed. ALL ITEMS in the application must be completed. Incomplete applications may be returned to the applicant for more information. Do not change or alter the application in any way.

THE LOCATION of the well in item 4 must be correctly and accurately described. The county, quarter/quarter, section, township, range, principal meridian, and distance from section lines must be provided.

NOTE: Distances are not necessarily the same distances as the distances from (your) property lines.

For additional assistance in describing the location of your well, review the publication entitled "How to Determine Well Location" which was provided with your packet, or can be requested from any Colorado Division of Water Resource office.

A LEGAL DESCRIPTION of your lot or parcel of land is required in item 5. For tracts of less than 35 acres approval may depend upon whether the tract was created by a division of land after June 1, 1972. If your lot is less than 35 acres in size, it would be prudent to have a deed or legal description that shows your tract was divided from a larger tract prior to June 1, 1972. This may be accomplished by obtaining a copy of a deed for the tract issued prior to June 1, 1972.

An ORIGINAL signature must be on each application. The applicant's authorized agent may sign the application, if a letter signed by the applicant is submitted with the application authorizing them to act as agent for the purpose of obtaining a well permit.

IF YOU HAVE ANY QUESTIONS regarding any item on the application form, please call the Division of Water Resources Ground Water Information Desk (303-866-3587), or the nearest Division of Water Resources Field Office located in Greeley (970-352-8712), Pueblo (719-542-3368), Alamosa (719-589-6683), Montrose (970-249-6622), Glenwood Springs (970-945-5665), Steamboat Springs (970-879-0272), or Durango (970-247-1845).

DETAILED INSTRUCTIONS ARE AVAILABLE UPON REQUEST

COLORADO DIVISION OF WATER RESOURCES, 1313 SHERMAN STREET, ROOM 821, DENVER, CO 80203
PHONE 303-866-3587 (Information), 303-866-3581 (Main), 303-866-3447 (Well & Water Rights Records), 303-866-3588 (Fax)



D & D Inc.

A PROFESSIONAL LAND SURVEYING AND PLANNING CO.
P.O. Box 775008, Steamboat Springs, Colorado 80477
(303) 879-2715

EXHIBIT A to Deed of Trust

RECEIVED

APR 04 1997

WATER RESOURCES
NATURAL RESOURCES

December 11th, 1995

Description of a tract of land located in the SW1/4, and the SW1/4SE1/4, Section 8, T6N, R88W, of the 6th P.M., Routt County, Colorado.

Beginning at a point on the northerly line of the Brock property as described by deed filed with the Routt County Clerk and Recorder appearing in Book 629 at Page 794 from which the S1/4 Corner of Section 8 bears S 02° 49'14" W 993.62 feet;

Thence S 60° 34'58" W 1568.29 feet along said northerly line to the easterly line of the Doolin property as described by deed filed with the Routt County Clerk and Recorder appearing in Book 675 at Page 247;

Thence N 01° 34'10" E 2123.01 feet along said easterly line to the SW corner of the V-1 Propane property as described by deed filed with the Routt County Clerk and Recorder appearing in Book 615 at Page 440;

Thence N 81° 21'40" E 717.54 feet along the southerly line of said V-1 Propane property to the westerly line of the Moon Parcel as described by deed filed with the Routt County Clerk and Recorder appearing in Book 334 at Page 483;

Thence S 07° 31'26" E 351.45 feet along said westerly line; Thence N 81° 28'05" E 453.00 feet along the southerly line of said Moon Parcel to it's intersection with a fence line;

Thence S 09° 23'24" E 835.24 feet along said fence line;

Thence S 61° 19'35" W 190.61 feet along a fence line;

Thence S 34° 33'27" E 171.14 feet along a fence line;

Thence N 82° 23'37" E 101.67 feet along a fence line;

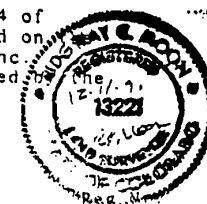
Thence S 48° 11'03" E 10.93 feet along a fence line;

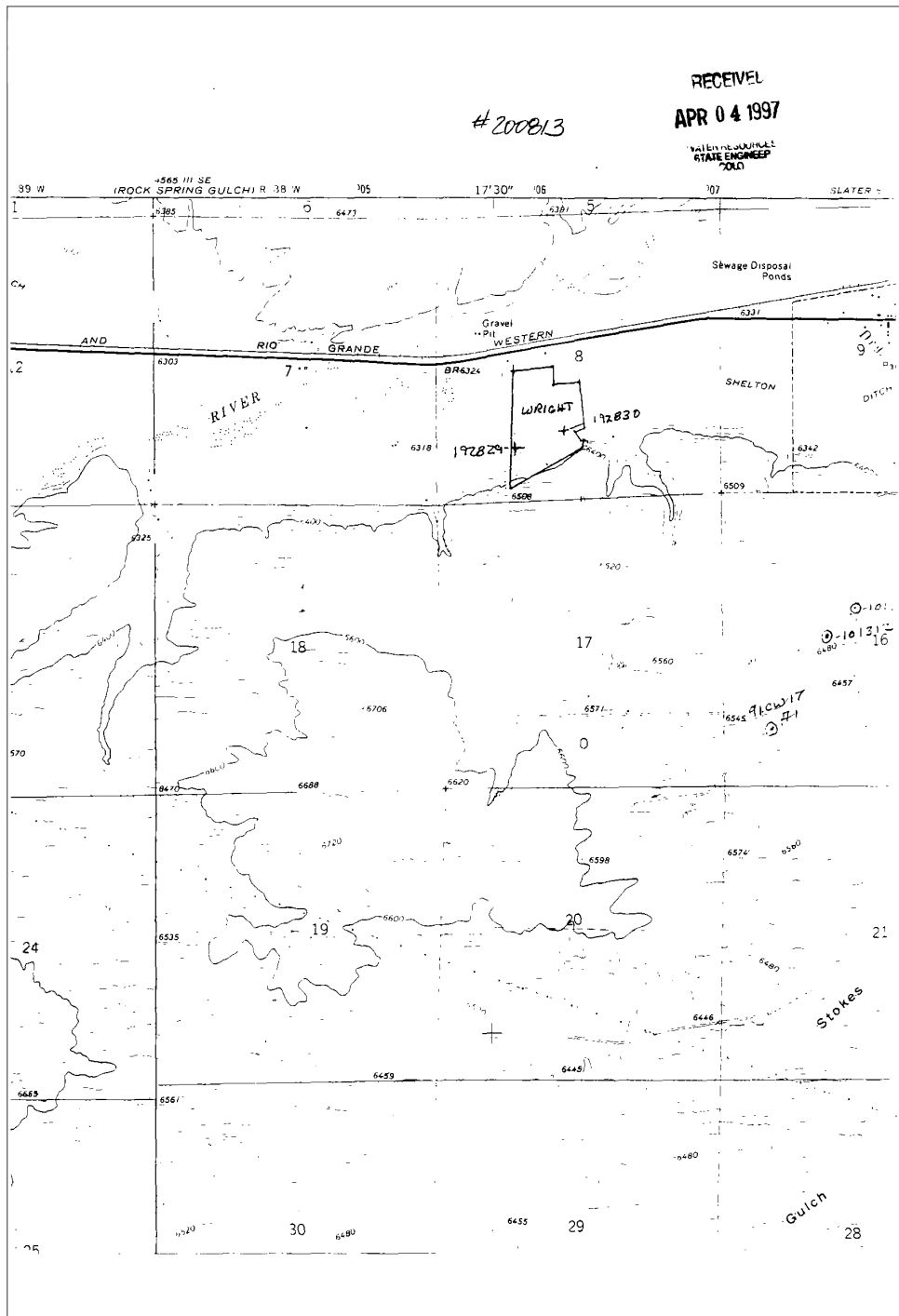
Thence S 06° 40'31" E 128.58 feet along a fence line and along it's southerly projection to the northerly line of the above said Brock Parcel (Book 629 at Page 794);

Thence S 89° 39'58" W 85.45 feet along said northerly line to the Point of Beginning.

Containing 50.48 acres more or less.

Bearings are based upon the south line of the SE1/4 of Section 8, T6N, R88W being S 88° 18'58" W as stated on Land Survey Plat prepared by Epp and Associates, Inc. recorded at File No. SP 197. Said line being defined by original GLO Brass Cap monuments.





#200813
DIVISION VI CHECKLIST
EXEMPT WELL PERMIT APPLICATIONS

RECEIVED
APR 04 1997
WATER RESOURCES
STATE ENGINEER
COLORADO

APPLICANT NAME ERNEST D. WRIGHT

- ☒ Application typed or neatly printed in black ink
- ☐ Over-appropriated
- ☒ Non over-appropriated
- ☐ Field inspection complete & attached for late registration)
- ☒ Appropriate form
- ☒ Type of permit application (correct)
- ☒ Refer to (if applicable)
 - ☐ Water Court Case No.
 - ☒ Permit No. 192829
 - ☐ Verbal No.
 - ☐ MH No.
 - ☐ Well name or number
- ☒ Location 1/4 1/4 matches distance from sec line
 - *In irregular sections, distances and 1/4 1/4 must be measured from SE corner of section*
- ☐ Metes and Bounds Description
- ☒ Use Type Correct
- ☐ Well Data Information appropriate
- ☐ Variance request attached, if applicable
- ☒ Application signed
- ☐ Written authorization for agent's signature (attached)

Comments
Two permits on this parcel. Permit 192830 not constructed
Applicant wishes to expand use of Permit 192829 to supply up
to 3 single family dwellings, in 1/2 Ac, Dom Animals - use existing
well. Variance #96-006 approved for Permit 192829.

Application fee attached: Ck # 2483 Amount \$ 60.00
 Legal Description (metes and bounds) attached X Also see Map section Map 18C, Narden
 Variance request attached if applicable _____
 Division 6 County Code 54 District No. 57
 Application taken by: _____
 Application checked by: WALTER A. BOHRER, Ed Blank
 Date to Denver _____

LAZY U BAR NONE
RANCH

DEEDS

95110035

return to grantee 615756

BARGAIN AND SALE DEED

Know by all Men By These Presents, That we, *John G. Hayes, Judy D. Hayes and Traci Diane Hayes-Hatten*, of the County of Routt, and the State of Colorado, for the consideration of ten dollars and other good and valuable consideration, in hand paid, hereby sell and convey to *Ernest D. Wright and Cynthia J. Wright* of the County of Routt, and the State of Colorado, the following water rights, situate in the County of Routt, and State of Colorado, to wit:

1.5 c.f.s. of water in the Shelton Ditch, priority most senior right currently owned by John G. Hayes and Judy D. Hayes, and a proportionate interest in and to such ditch and laterals therefrom previously used to irrigate the above-described property, including an interest in and easement for any presently existing laterals crossing Sellers' retained lands for irrigation of the property described in Exhibit A.

Signed and delivered this *15th* day of *December*, 1995.

Sellers:

DOCUMENTARY FEE
DATE *12/21/95*
\$ *None*

John G. Hayes
John G. Hayes

Judy D. Hayes
Judy D. Hayes

Traci Diane Hayes-Hatten
Traci Diane Hayes-Hatten

STATE OF COLORADO)
COUNTY OF ROUTT)

The foregoing instrument was acknowledged before me this *15th* day of *December*, 1995, by John G. Hayes, Judy D. Hayes and Traci Diane Hayes-Hatten. *My fully executed copies are attached as fact.*

My commission expires:

My Commission Expires April 5, 1997

WITNESS my hand and official seal.

MARY PAT VALENTA
NOTARY PUBLIC
STATE OF COLORADO

Mary Pat Valenta
Notary Public

wp:\office\hayes\hargrave deed

456519 B-715 P-497 12/21/95 10:49A PG 1 OF 2 REC 11.00 DOC 0.00
Kay Weiland Routt County Clerk & Recorder



D & D Inc.

A PROFESSIONAL LAND SURVEYING AND PLANNING CO.
P.O. Box 775008, Steamboat Springs, Colorado 80477
(303) 879-2715

EXHIBIT A to Barqain and Sell Deed

December 11th, 1995

Description of a tract of land located in the SW1/4, and the SW1/4SE1/4, Section 8, T6N, R88W, of the 6th P.M., Routt County, Colorado.

Beginning at a point on the northerly line of the Brock property as described by deed filed with the Routt County Clerk and Recorder appearing in Book 629 at Page 794 from which the S1/4 Corner of Section 8 bears S 02° 49' 14" W 993.62 feet;

Thence S 60° 34' 58" W 1568.29 feet along said northerly line to the easterly line of the Doolin property as described by deed filed with the Routt County Clerk and Recorder appearing in Book 675 at Page 247;

Thence N 01° 34' 10" E 2123.01 feet along said easterly line to the SW corner of the V-1 Propane property as described by deed filed with the Routt County Clerk and Recorder appearing in Book 615 at Page 440;

Thence N 81° 21' 40" E 717.54 feet along the southerly line of said V-1 Propane property to the westerly line of the Moon parcel as described by deed filed with the Routt County Clerk and Recorder appearing in Book 334 at Page 483;

Thence S 07° 31' 26" E 351.45 feet along said westerly line;

Thence N 81° 28' 05" E 453.00 feet along the southerly line of said Moon Parcel to it's intersection with a fence line;

Thence S 09° 23' 24" E 835.24 feet along said fence line;

Thence S 61° 19' 35" W 190.61 feet along a fence line;

Thence S 34° 33' 27" E 171.14 feet along a fence line;

Thence N 82° 23' 37" E 101.67 feet along a fence line;

Thence S 48° 11' 03" E 10.93 feet along a fence line;

Thence S 06° 40' 31" E 128.58 feet along a fence line;

and along it's southerly projection to the northerly line

of the above said Brock Parcel (Book 629 at Page 794);

Thence S 89° 39' 58" W 85.45 feet along said northerly line to the Point of Beginning.

Containing 50.48 acres more or less.

Bearings are based upon the south line of the SE1/4 of Section 8, T6N, R88W being S 88° 18' 58" W as stated on Land Survey Plat prepared by Epp and Associates, Inc. recorded at File No. SP 197. Said line being defined by original GLO Brass Cap monuments.



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