

QUIT CLAIM DEED

THIS DEED, Made this 30th day of December, 1994,
between Mountain Area Land Trust, A Colorado
non-profit Corporation

of the County of Jefferson and State of
Colorado, grantor(s), and Lookout Mountain Paradise
Homeowners Association, a Colorado corporation

whose legal address is 25754 Bristle Cone, Golden, CO 80401

of the County of Jefferson and State of Colorado, grantee(s),

WITNESSETH, That the grantor(s), for and in consideration of the sum of Ten and other good and valuable consideration-----DOLLARS the receipt and sufficiency of which is hereby acknowledged, ha s remised, released, sold and QUIT CLAIMED, and by these presents do es remisc, release, sell and QUIT CLAIM unto the grantee(s), its heirs, successors and assigns, forever, all the right, title, interest, claim and demand which the grantor(s) ha in and to the real property, together with improvements, if any, situate, lying and being in the County of Jefferson and State of Colorado, described as follows:

Lot 164, Paradise Hills, #3, County of Jefferson, State of Colorado. The subject property is conveyed with a restrictive covenant running with the land that is enforceable through injunctive relief by either the grantors or their successors or the Paradise Hills Homeowners Association or its successor. The purpose of this restrictive covenant is to preserve, protect, and enhance the public and recreational resources of the area. The utilization of this property shall be restricted solely to community, public, and public recreational purposes. No residential or commercial building improvements shall be permitted.

also known by street and number as: N/A

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behoof of the grantee(s), its heirs and assigns forever.

IN WITNESS WHEREOF, The grantor(s) ha s executed this deed on the date set forth above.

Mountain Area Land Trust, a
Colorado non-profit Corporation

By: Leslie A. Armstrong
Leslie A. Armstrong, President

STATE OF COLORADO,

County of Jefferson } ss.

The foregoing instrument was acknowledged before me this 30th day of December, 1994,
by Leslie A. Armstrong, President of Mountain Area Land Trust, a
Colorado non-profit Corporation.

My commission expires 10/22, 1996. Witness my hand and official seal.

Camille R.
Notary Public

*If in Denver, insert "City and."

No. 933, Rev. 4-91. QUIT CLAIM DEED

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CLERK AND RECORDER OF JEFFERSON COUNTY CERTIFIED TO BE FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL FILM IN MY CUSTODY. DATE 1-17-95
BY Robert ConVal DEPUTY CLERK