



BARGAIN AND SALE DEED

Castle Mt. Irrigation, Road and Recreation Association a/k/a Castle Mountain Irrigation, Road and Recreation Association, for \$10.00 and other good and valuable consideration, in hand paid, hereby sells and conveys to **Gunnison River Homeowners Association, Inc.**, whose address is 120 N. Taylor Street/P.O. Box 179, Gunnison, CO 81230, the following real property in the County of Gunnison and State of Colorado, to wit:

Any and all real property, including all streets and open space, shown on the plat for Gunnison River Filing Number 1 recorded in the real property records of Gunnison County, Colorado on May 6, 1970 at Reception No. 280165, the plat for Gunnison River Filing No. 2 recorded in the real property records of Gunnison County, Colorado on May 21, 1971 at Reception No. 284266;

TOGETHER WITH any and all appurtenances, including without limitation any and all easements and mineral rights and all appurtenant water and ditch rights, well and well rights, and spring and spring rights, including without limitation those water, ditch and other rights;

EXCLUDING, however, any water rights, well rights, spring rights, ditch rights, and other rights appurtenant to any real property shown on the plat of Ohio Meadows Filing No. 1 recorded in the real property records of Gunnison County, Colorado on November 2, 1970 at Reception No. 282025, the Ohio Meadows Filing No. 2 plat recorded in the real property records of Gunnison County, Colorado on October 5, 1971 at Reception No. 286212, the Ohio Meadows Filing No. 3 plat recorded in the real property records of Gunnison County, Colorado on July 7, 1972 at Reception No. 289612, and the plat of Ohio Meadows Filing Number 4 recorded in the real property records of Gunnison County, Colorado on January 12, 1977 at Reception Number 314888, plat of Wilderness Streams Filing No. 1 recorded in the real property records of Gunnison County, Colorado on September 7, 1971 at Reception No. 285761, and the plat of Wilderness Streams Filing No. 2 recorded in the real property records of Gunnison County, Colorado on October 20, 1972 at Reception No. 291161.

Signed this 3 day of FEBRUARY, 2020.

**Castle Mt. Irrigation, Road and Recreation
Association a/k/a Castle Mountain Irrigation,
Road and Recreation Association**

By: 

Brad Burton, President

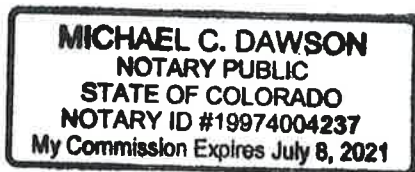


STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The foregoing instrument was acknowledged before me this 3rd day of February,
2020, by Brad Burton as President of **Castle Mt. Irrigation, Road and Recreation**
Association a/k/a Castle Mountain Irrigation, Road and Recreation Association.

Witness my hand and official seal.

My commission expires: 7/8/2021.




Notary Public