CLOSING INSTRUCTIONS

First Gunnison Title and Escrow, Inc. File No. 1505017

Seller: **Board of County Commissioners of the County of Gunnison, Colorado**

Purchaser: **Nicholas B. Randlett**

Property: **1420 Rock Creek Road, Gunnison, CO 81230**

PLEASE NOTE: Funds received from the parties to this transaction must be in the form of wire transfer, Cashiers Check or certified funds. Wiring instructions are as follows: ABA Routing number: 102-102-013; Beneficiary Bank: Community Banks of Colorado, Credit Gunnison Branch, final credit to: First Gunnison Title and Escrow, Inc. Escrow Account, Account No. 2030-400-1095.

1. Seller and Purchaser engage **First Gunnison Title and Escrow, Inc.** (Closing Agent) to provide closing and settlement services in connection with the closing of the sale and purchase by Seller and Purchaser of the property described above (Closing).

2. Closing Agent is authorized to obtain information, and to prepare, obtain, deliver and record all documents, excluding preparation of legal documents, necessary to carry out the terms and conditions of the contract to buy and sell real estate executed by Seller and Purchaser, with all amendments and counter proposals (Contract), which is attached to and made part of this document.

3. Legal documents will be prepared by attorneys designated by Seller and Purchaser. If no designation is received, documents will be prepared by First Gunnison Title and Escrow, Inc., acting as secretary for the brokers hereunder.

4. Closing Agent will receive a minimum fee of **$400.00** plus other charges as set forth on the Settlement Statements to be signed by the parties, to be paid in equal shares by Seller and Purchaser.

5. Closing Agent is authorized to receive funds; and to disburse funds when all funds received are available for immediate withdrawal as a matter of right from the financial institution in which the funds have been deposited (Good Funds).

6. Closing Agent is not authorized to release any documents or things of value prior to receipt and disbursement of Good Funds, except as provided in Paragraphs 12 & 13.

7. Closing Agent shall disburse all funds in the Closing except those funds as may be separately disclosed in writing to Purchaser and Seller by Closing Agent on or before Closing.

8. Seller will receive the net proceeds of Closing by check from the Closing Agent's escrow account unless Closing Agent is instructed otherwise in writing more than 24 hours (on a business day) prior to Closing. Any charges associated with any other form of disbursement will be deducted from the proceeds being disbursed.

9. Purchaser and Seller will furnish any additional information and documents required by Closing Agent which will be necessary to complete this transaction, and Purchaser and Seller further agree to sign and complete all documents normally required at Closing to fulfill the contract.

10. Closing Agent will prepare and deliver an accurate, complete and detailed Settlement Statement to Purchaser and Seller at time of Closing, based on information provided to said Closing Agent. Seller and Purchaser understands the Closing Agent has assembled this information available from other sources and cannot guarantee the accuracy thereof. Except as specifically provided on Settlement Statement, Closing Agent shall have no responsibility for the payment or collection of taxes or insurance.

11. The earnest money deposited by Purchaser pursuant to the Contract will be delivered to Closing Agent in sufficient time before Closing or in sufficient form to disburse "Good Funds" in accordance with Colorado law.

12. If Closing does not occur as required by the Contract, Closing Agent, except as provided herein, is authorized and agrees to return all documents, monies, and things of value to the depositing party and Closing Agent will be relieved from any further duty, responsibility or liability in connection with these instructions or the Closing. In addition, any promissory note, deed of trust, or other evidence of indebtedness signed by purchaser, shall be voided by Closing Agent, with original returned to Purchaser and a copy to Purchaser's lender.

13. If any conflicting demands are made on the Closing Agent, at the sole discretion of the Closing Agent, Closing Agent may hold any monies, documents, and things of value received from any party except Purchaser's lender. Closing Agent shall retain such items until (1) receipt of mutual written instructions from Purchaser and Seller; or (2) until a civil action between Purchaser and Seller shall have been finally concluded by final order or decree in a court of competent jurisdiction; or (3) in the alternative, Closing Agent may, in its sole discretion, commence a civil action to interplead, or interplead in any existing civil action, any documents, monies, or other things of value received by Closing Agent. Such deposit with the court shall relieve Closing Agent of all further liability and responsibility and Closing Agent shall be entitled to recover all court costs and reasonable attorneys' fees. The undersigned do hereby agree to compensate Closing Agent for all such expenses and any other expenses which Closing Agent may incur as a result of closing this transaction, or as a result of a dispute between Seller and Purchaser.

14. These closing instructions may only be amended or terminated by written instructions signed by Purchaser, Seller and Closing Agent.

15. The purchaser(s) and seller(s) herein acknowledge that First Gunnison Title and Escrow, Inc., represents them as a disbursing agent only, and is not a substitute for qualified legal counsel.

16. Special Instructions:

First Gunnison Title and Escrow, Inc.

By: _____
Date

Approved and Accepted:

Seller: **Board of County Commissioners**
Approved as to form:
BY: David Baumgarten
County Attorney Date 7/23/15
Gunnison County

Commissioners:

_____

_____

_____

Purchaser:

7-24-15

_____
Nicholas B. Randlett Date

OMB Approval No. 2502-0265

A. Settlement Statement (HUD-1)

B. Type of Loan

1. ☐ FHA 2. ☐ RHS 3. ☐ Conv. Unins. 4. ☐ VA 5. ☒ Conv. Ins.	6. File Number: 1505017	7. Loan Number: [redacted]	8. Mortgage Insurance Case Number:

C. **Note:** *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

D. Name and Address of Buyer:	E. Name and Address of Seller:	F. Name and Address of Lender:
Nicholas B. Randlett 710 W. Denver Street Gunnison, CO 81230	Board of County Commissioners of the County of Gunnison, Colorado 200 East Virginia Suite 104 Gunnison, CO 81230	Universal Lending Corporation 6775 East Evans Avenue Denver, CO 80224

G. Property Location:	H. Settlement Agent:	I. Settlement Date:
1420 Rock Creek Road Gunnison, CO 81230 Gunnison County, Colorado	First Gunnison Title and Escrow, Inc. 113 East Georgia Avenue Gunnison, CO 81230 Ph. (970)641-4600 Place of Settlement: 113 East Georgia Avenue Gunnison, CO 81230	July 24, 2015

J. Summary of Buyer's transaction		K. Summary of Seller's transaction	
100. Gross Amount Due from Buyer:		400. Gross Amount Due to Seller:	
101. Contract sales price	149,700.00	401. Contract sales price	149,700.00
102. Personal property		402. Personal property	
103. Settlement Charges to Buyer (Line 1400)	4,271.17	403.	
104.		404.	
105.		405.	
Adjustments for items paid by Seller in advance		**Adjustments for items paid by Seller in advance**	
106. City/Town Taxes to		406. City/Town Taxes to	
107. County Taxes to		407. County Taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. Gross Amount Due from Buyer	153,971.17	**420. Gross Amount Due to Seller**	149,700.00
200. Amounts Paid by or in Behalf of Buyer		**500. Reductions in Amount Due Seller:**	
201. Deposit or earnest money	2,245.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	139,700.00	502. Settlement charges to Seller (Line 1400)	218.55
203. Existing loan(s) taken subject to		503. Existing loan(s) taken subject to	
204.		504. Payoff First Mortgage	
205.		505. Payoff Second Mortgage	
206.		506.	
207.		507. (Deposit disb. as proceeds)	
208.		508.	
209. Owners Policy paid by seller	790.00	509. Owners Policy paid by seller	790.00
Adjustments for items unpaid by Seller		**Adjustments for items unpaid by Seller**	
210. City/Town Taxes to		510. City/Town Taxes to	
211. County Taxes to		511. County Taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid by/for Buyer	142,735.00	**520. Total Reduction Amount Due Seller**	1,008.55
300. Cash at Settlement from/to Buyer		**600. Cash at settlement to/from Seller**	
301. Gross amount due from Buyer (line 120)	153,971.17	601. Gross amount due to Seller (line 420)	149,700.00
302. Less amount paid by/for Buyer (line 220)	(142,735.00)	602. Less reductions due Seller (line 520)	(1,008.55)
303. Cash ☒ **From** ☐ **To Buyer**	11,236.17	**603. Cash** ☒ **To** ☐ **From Seller**	148,691.45

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

The undersigned hereby acknowledge receipt of a completed copy of this statement & any attachments referred to herein

Buyer

Nicholas B. Randlett

Seller

Board of County Commissioners of the County of Gunnison, Colorado

BY:

BY:

BY:

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

				Paid From Buyer's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Real Estate Broker Fees					
Division of commission (line 700) as follows:					
701. $ to Gunnison County Housing Authority					
702. $ to Gunnison COunty Housing Authority					
703. Commission paid at settlement					
704.					
800. Items Payable in Connection with Loan					
801. Our origination charge	$ 1,320.00	(from GFE #1)			
802. Your credit or charge (points) for the specific interest rate chosen	$ 156.46	(from GFE #2)			
803. Your adjusted origination charges		(from GFE #A)		1,476.46	
804. Appraisal fee to Appraisal Group of Western Colorado LLC		(from GFE #3)	P.O.C.$425.00(B)*		
805. Credit Report to Advantage Credit		(from GFE #3)		75.65	
806. Tax service to		(from GFE #3)			
807. Flood certification to CoreLogic		(from GFE #3)		9.50	
808.		(from GFE #3)			
809.		(from GFE #3)			
810.		(from GFE #3)			
811.		(from GFE #3)			
900. Items Required by Lender to Be Paid in Advance					
901. Daily interest charges from 07/24/15 to 08/01/15	8 @ $16.744860/day	(from GFE #10)		133.96	
902. Mortgage insurance premium for months to		(from GFE #3)			
903. Homeowner's insurance for 1.0 years to State Farm Insurance		(from GFE #11)		564.00	
904.		(from GFE #11)			
905.		(from GFE #11)			
1000. Reserves Deposited with Lender					
1001. Initial deposit for your escrow account		(from GFE #9)		303.18	
1002. Homeowner's insurance 3.000 months @ $ 47.00 per month		$ 141.00			
1003. Mortgage insurance months @ $ 72.18 per month		$			
1004. Property taxes 5.000 months @ $ 54.06 per month		$ 270.30			
1005.		$			
1006. months @ $ per month		$			
1007. months @ $ per month		$			
1008.		$			
1009. Aggregate Adjustment		$ -108.12			
1100. Title Charges					
1101. Title services and lender's title insurance		(from GFE #4)		800.00	
1102. Settlement or closing fee to First Gunnison Title and Escrow, Inc.		$ 300.00			200.00
1103. Owner's title insurance to First American Title		(from GFE #5)		790.00	
1104. Lender's title insurance to First American Title		$ 500.00			
1105. Lender's title policy limit $ 139,700.00					
1106. Owner's title policy limit $ 149,700.00					
1107. Agent's portion of the total title insurance premium to First Gunnison Title & Escrow			$ 1,096.50		
1108. Underwriter's portion of the total title insurance premium to First American Title Insurance Company			$ 193.50		
1109.		$			
1110.		$			
1111.		$			
1112.		$			
1113.		$			
1200. Government Recording and Transfer Charges					
1201. Government recording charges to Gunnison County Clerk and Recorder		(from GFE #7)		97.00	
1202. Deed $ 16.00 Mortgage $ 81.00 Releases $		Other $			
1203. Transfer taxes to Gunnison County Clerk and Recorder		(from GFE #8)		14.97	
1204. City/County tax/stamps Deed $ Deed of Trust $					
1205. State tax/stamps Deed $ 14.97 Deed of Trust $					
1206. Gunnison County Clerk and Recorder					
1207. Gunnison County Clerk and Recorder					
1300. Additional Settlement Charges					
1301. Required services that you can shop for		(from GFE #6)			
1302. Survey		$			
1303. Association Dues to Rock Creek Association		$		6.45	18.55
1304.		$			
1305.		$			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				4,271.17	218.55

* Paid outside of closing by borrower(B), seller(S), lender(L), or third-party(T)

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 & 3 of this three page statement.

First Gunnison Title and Escrow, Inc., Settlement Agent

Comparison of Good Faith Estimate (GFE) and HUD-1 Charges		Good Faith Estimate	HUD-1
Charges That Cannot Increase	**HUD-1 Line Number**		
Our origination charge	# 801	1,320.00	1,320.00
Your credit or charge (points) for the specific rate chosen	# 802	156.46	156.46
Your adjusted origination charges	# 803	1,476.46	1,476.46
Transfer taxes	#1203	14.97	14.97

Charges That in Total Cannot Increase More than 10%		Good Faith Estimate	HUD-1
Government recording charges	#1201	161.00	97.00
Appraisal fee	# 804	650.00	425.00
Credit report	# 805	75.00	75.65
Flood certification	# 807	9.50	9.50
Title services and lender's title insurance	#1101	1,050.00	800.00
Owner's title insurance to First American Title	#1103	2,500.00	790.00
	Total	4,445.50	2,197.15
	Increase between GFE and HUD-1 Charges	$ -2,248.35 or	-50.58%

Charges That Can Change			Good Faith Estimate	HUD-1
Initial deposit for your escrow account	#1001		303.18	303.18
Daily interest charges	# 901	$ 16.744860/day	83.72	133.96
Homeowner's insurance	# 903		564.00	564.00

Loan Terms

Your initial loan amount is	$ 139,700.00
Your loan term is	30.00 years
Your initial interest rate is	4.3750 %
Your initial monthly amount owed for principal, interest and any mortgage insurance is	$ 769.68 includes [X] Principal [X] Interest [X] Mortgage Insurance
Can your interest rate rise?	[X] No [ ] Yes, it can rise to a maximum of _____%. The first change will be on _____ and can change again every ___ months after _____. Every change date, your interest rate can increase or decrease by _____%. Over the life of the loan, your interest rate is guaranteed to never be lower than _____% or higher than _____%.
Even if you make payments on time, can your loan balance rise?	[X] No [ ] Yes, it can rise to a maximum of $_____.
Even if you make payments on time, can your monthly amount owed for principal, interest, and mortgage insurance rise?	[X] No [ ] Yes, the first increase can be on _____ and the monthly amount owed can rise to $_____. The maximum it can ever rise to is $_____.
Does your loan have a prepayment penalty?	[X] No [ ] Yes, your maximum prepayment penalty is $_____.
Does your loan have a balloon payment?	[X] No [ ] Yes, you have a balloon payment of $_____ due in ___ years on _____.
Total monthly amount owed including escrow account payments	[ ] You do not have a monthly escrow payment for items, such as property taxes and homeowner's insurance. You must pay these items directly yourself. [X] You have an additional monthly escrow payment of $101.06 that results in a total initial monthly amount owed of $870.74. This includes principal, interest, any mortgage insurance and any items checked below: [X] Property taxes [X] Homeowner's insurance [ ] Flood insurance [ ] [ ] [ ]

Note: If you have any questions about the Settlement Charges and Loan Terms listed on this form, please contact your lender.

HUD-1 Attachment

Buyer(s): Nicholas B. Randlett
1420 Rock Creek Road
Gunnison, CO 81230

Seller(s): Board of County Commissioners of the County of Gunnison, Colorado
200 East Virginia Suite 104
Gunnison, CO 81230

Lender: Universal Lending Corporation
Settlement Agent: First Gunnison Title and Escrow, Inc.
(970)641-4600
Place of Settlement: 113 East Georgia Avenue
Gunnison, CO 81230
Settlement Date: July 24, 2015
Property Location: 1420 Rock Creek Road
Gunnison, CO 81230
Gunnison County, Colorado

Adjusted Origination Charge Details

Origination Charge

Administrative Fee to Universal Lending Corporation	525.00
Funding Fee to Universal Lending Corporation	295.00
Processing Fee to Universal Lending Corporation	500.00
Total	**$ 1,320.00**

Origination Credit/Charge (points) for the specific interest rate chosen

Origination Points to Universal Lending Corporation	156.46
Total	**$ 156.46**
Adjusted Origination Charges	**$ 1,476.46**

Reserves Deposited with Lender

Homeowner's Insurance 3.000 at 47.00 per month	141.00
County Property Taxes 5.000 at 54.06 per month	270.30
Aggregate Adjustment	-108.12
Total	**$ 303.18**

Title Services and Lender's Title Insurance Details

	BORROWER	SELLER
Settlement or Closing Fee to First Gunnison Title and Escrow, Inc.	200.00	
Tax Certificate to First Gunnison Title and Escrow, Inc.	25.00	
Chain of Title Letter to First Gunnison Title and Escrow, Inc.	30.00	
Courier Fees to First Gunnison Title for UPS	45.00	
Lender's title insurance to First American Title	500.00	

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

	Total	$ 800.00	$ 0.00

Settlement or Closing Fee Details *borrower portion also shown above in Title Services and Lender's Title Insurance Details		BORROWER	SELLER
Settlement or Closing Fee to First Gunnison Title and Escrow, Inc.		200.00	200.00
Tax Certificate to First Gunnison Title and Escrow, Inc.		25.00	
Chain of Title Letter to First Gunnison Title and Escrow, Inc.		30.00	
Courier Fees to First Gunnison Title for UPS		45.00	
	Total	$ 300.00	$ 200.00

Owner's Title Insurance		BORROWER	SELLER
Owner's Policy Premium to First American Title		790.00	
	Total	$ 790.00	$ 0.00

Lender's Title Insurance *fees also shown above in Title Services and Lender's Title Insurance Details		BORROWER	SELLER
Lender's Policy Premium to First American Title		425.00	
Lender's Endorsement Charges Endorsement Deletion 1-4 (OEC)	Endorsement Charge 75.00	75.00	
	Total	$ 500.00	$ 0.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Nicholas B. Randlett

Board of County Commissioners of the County of Gunnison, Colorado

BY:

BY:

BY:

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

LOAN #: UL000259675

HUD - 1 ADDENDUM

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

NICHOLAS B RANDLETT — DATE 7-24-15

BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GUNNISON, COLORADO — DATE 7-24-15

BY

BY

BY

To the best of my knowledge, HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Closing Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

WARRANTY DEED

The "Grantor" (whether one or more than one),
Board of County Commissioners of Gunnison County, Colorado

whose legal address is 200 East Virginia
Gunnison, CO 81230

of the *County of Gunnison and State of
Colordo , for the consideration of

One hundred forty-nine thousand, seven hundred and 00/100 - - - - - - - - - DOLLARS, ($ 149,700.00),
in hand paid, hereby sells and conveys to
Nicholas B. Randlett
(whether one or more than one), the "Grantee", whose legal address is 1420 Rock Creek Road, Gunnison , CO 81230
of the County of Gunnison and State
of Colorado , the following real property in the *County of Gunnison and
State of Colorado, to wit:

Unit 3, ROCK CREEK VILLAGE, in accordance with the recorded Declaration and Plat, Gunnison County, Colorado, being the "Final Plat of Rock Creek Village a Common Interest Community", recorded October 4, 2001 at Reception No. 514875 and the Declaration of Grants, Covenants, Conditions and Restriction for Rock Creek Village, recorded October 4, 2001 at Reception No. 514874 of the records of Gunnison County, Colorado,

County of Gunnison,
State of Colorado.

also known by street address as: 1420 Rock Creek Road, Gunnison, CO 81230
and assessor's schedule or parcel number: R0

with all its appurtenances, and warrants the title to the same, subject to all matters of public record
and county real estate taxes for the year 2015 (from date of purchase by Grantee hereunder) and all subsequent years.

Signed this 24th day of July , 20 15
Board of County Commissioners of the County of Gunnison, Colorado:

BY: _____ _____

_____ _____

_____ _____

*Insert "City and" where applicable.

Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — (303) 292-2500 — www.bradfordpublishing.com — eForm

STATE OF COLORADO

County of Gunnison } ss.

The foregoing instrument was acknowledged before me this 24th day of July, 20 15, by Board of County Commissioners of Gunnison County, Colorado, by:

Witness my hand and official seal.
My commission expires: 04/29/2018

CHRISTINE E PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144017933
MY COMMISSION EXPIRES APRIL 29, 2018

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

AFFIDAVIT AND AGREEMENT

STATE OF COLORADO)
) ss.
COUNTY OF GUNNISON)

The undersigned Affiants, being the present owners of the real property described in paragraph 10 hereof (the Property), and being first duly sworn upon oath, depose and say:

1. The representations, covenants and agreements contained herein are made to induce First Gunnison Title and Escrow, Inc. and First American Title Insurance Company, to authorize its title insurance policies to be issued covering the Property, with full knowledge and intent of Affiants that such representations, covenants and agreements be relied upon.

2. No construction or repair of improvements on or in the Property has been commenced or contracted for which has not been fully completed and fully paid for more than four full months prior to the execution hereof, except as described in paragraph 9 hereof.

3. No claims have been made to Affiants or to any other person within the knowledge of Affiants on account of work done or materials furnished to the Property, except as described in paragraph 9 hereof.

4. Affiants know of no violation of any restrictive or protective covenants or governmental restrictions relating to the Property, and affiants know of no encroachment of improvements onto any adjoining real property or encroachment of improvements from any adjoining real property onto the Property, except as described in paragraph 9 hereof.

5. Affiants know of no parties in possession of, or claiming possessory rights pertaining to, the Property, other than Affiants, except as described in paragraph 9 hereof.

6. Affiants know of no outstanding conditional sale contract, security agreement, financing statement, retention of materials, fixtures, appliances, furnishings or equipment located on the Property, except as described in paragraph 9 hereof.

7. Affiants have not entered into any lease or allowed any tenancy in or to the real estate described hereinafter.

8. Affiants covenant and agree to indemnify and hold harmless First American Title Insurance Company and First Gunnison Title and Escrow, Inc. from any loss or damage which would not have occurred if the representations contained herein had been true and if the covenants and agreements contained herein had been fully performed.

9. All exceptions relating to paragraphs 2, 3, 4, 5 and 6 hereof are as follows:

NONE

10. The real property to which this affidavit and agreement relates is located in the State of Colorado, County of Gunnison, hereby described as follows:

Unit 3, ROCK CREEK VILLAGE, in accordance with the recorded Declaration and Plat, Gunnison County, Colorado, being the "Final Plat of Rock Creek Village a Common Interest Community, recorded October 4, 2001 at Reception No. 514875 and the Declaration of Grants, Covenants, Conditions and Restriction for Rock Creek Village, recorded October 4, 2001 at Reception No. 514874 of the records of Gunnison County, Colorado,

County of Gunnison,
State of Colorado.

Board of County Commissioners of the County of Gunnison, Colorado

SUBSCRIBED and SWORN to before me on this 24th day of July, 2015
by
as
of the Board of County Commissioners of the County of Gunnison, Colorado.

Witness my hand and official seal.

My commission expires: 4/29/2018

CHRISTINE E PETERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20144017933
MY COMMISSION EXPIRES APRIL 29, 2018

Notary Public

1505017

REAL ESTATE TAX AGREEMENT

Date of Agreement: July 24, 2015

It is hereby understood and agreed between Buyer and Seller of property known as:

Unit 3, ROCK CREEK VILLAGE, in accordance with the recorded Declaration and Plat, Gunnison County, Colorado, being the "Final Plat of Rock Creek Village a Common Interest Community, recorded October 4, 2001 at Reception No. 514875 and the Declaration of Grants, Covenants, Conditions and Restriction for Rock Creek Village, recorded October 4, 2001 at Reception No. 514874 of the records of Gunnison County, Colorado,

County of Gunnison,
State of Colorado.

that, pursuant to the contract between Buyer and Seller to purchase and sell the real property described above, taxes for the current year have been prorated as of the date of this Agreement on the basis of the most recent tax bill, and is to be considered a final settlement.

Seller:
Board of County Commissioners of the County of Gunnison, Colorado

Approved as to form:

David Baumgarten
County Attorney
Gunnison County

Date 7/23/15

Commisssioners:

Buyer

7-24-15

Nicholas B. Randlett Date

1505017