

SPECIAL WARRANTY DEED
****DEED IN LIEU****

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20060106000019910 Adams Co 1/3
 01/06/2006 11:10:48AM \$.00
 Carol Snyder, Clerk \$16.00

THIS DEED, made this 14th day of June, 2005,
 between Adare Homes Potomac Farms, LLC, a Colorado
 limited liability company, of Arapahoe County, Colorado,
 Grantor, and WestStar Bank, a Colorado state chartered
 bank, whose legal address is P.O. Box 1210, Gypsum, CO
 81637, of Eagle County, Colorado, Grantee:

WITNESSETH, that Adare Homes Potomac Farms, LLC, a Colorado limited liability
 company, Grantor, for and in consideration of the cancellation of all debts, obligations, costs and
 charges secured by that certain Deed of Trust dated June 14, 2005, and recorded June 24, 2005,
 at Book N/A, Page N/A, Reception Nos 665780 & 668640 of the real property records of
 Adams County, Colorado, the receipt and sufficiency of which consideration is hereby
 acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant,
 bargain, sell, convey, and confirm unto WestStar Bank, a Colorado state chartered bank,
 Grantee, its successors and assigns forever, all the real property, together with improvements, if
 any, situate, lying and being in Adams County, Colorado, described as follows:

A PARCEL OF LAND, LOCATED IN THE POTOMAC FARMS FILING NO. 1 SUBDIVISION, A RECORDED
 PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS FILED
 IN RECEPTION NO. C0846476 AT FILE 18, MAP 497 BEING A PART OF THE SOUTHEAST QUARTER OF
 SECTION 12, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF
 COMMERCE, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST OF SAID SECTION 12, THENCE
 SOUTH 00°20'02" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12
 A DISTANCE OF 174.23 FEET TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89°17'53" EAST, A DISTANCE OF 383.52 FEET TO A POINT ON THE WESTERLY RIGHT
 OF WAY OF URSALA STREET:

THENCE ALONG SAID RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING AN
 ARC LENGTH OF 86.03 FEET, A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 89°37'28", THE CHORD
 OF WHICH BEARS SOUTH 19°08'05" WEST A DISTANCE OF 77.53 FEET;

THENCE SOUTH 00°19'35" EAST, CONTINUING ALONG SAID RIGHT OF WAY A DISTANCE OF 292.13
 FEET;

THENCE SOUTH 89°17'53" WEST ALONG THE NORTH LINES OF LOTS 1 AND 4 OF BLOCK 15 OF SAID
 POTOMAC FARMS SUBDIVISION FILING NO. 1 A DISTANCE OF 200.00 FEET:

THENCE ALONG THE LINES OF TRACT 24, ALONG THE FOLLOWING 13 COURSES:

1. NORTH 00°19'35" WEST, A DISTANCE OF 2.10 FEET;
2. ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 25.03 FEET, A RADIUS
 OF 16.00 FEET, A CENTRAL ANGLE OF 89°37'28", THE CHORD OF WHICH BEARS NORTH 44°29'09"
 EAST A DISTANCE OF 22.55 FEET;
3. NORTH 89°17'53" EAST, A DISTANCE OF 10.09 FEET;
4. ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 21.90 FEET, A RADIUS OF
 14.00 FEET, A CENTRAL ANGLE OF 89°37'25", THE CHORD OF WHICH BEARS NORTH 44°29'11" EAST
 A DISTANCE OF 19.73 FEET;
5. NORTH 00°19'32" WEST, A DISTANCE OF 10.00 FEET;
6. ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 22.08 FEET, A RADIUS OF
 14.00 FEET, A CENTRAL ANGLE OF 90°22'35", THE CHORD OF WHICH BEARS NORTH 45°30'49" WEST
 A DISTANCE OF 19.86 FEET;
7. SOUTH 89°17'53" WEST, A DISTANCE OF 102.00 FEET;
8. ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 21.90 FEET, A RADIUS OF
 14.00 FEET, A CENTRAL ANGLE OF 89°37'25", THE CHORD OF WHICH BEARS SOUTH 44°29'11" WEST
 A DISTANCE OF 19.73 FEET;
9. SOUTH 00°19'32" EAST, A DISTANCE OF 10.00 FEET;
10. ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 22.08 FEET, A RADIUS OF
 14.00 FEET, A CENTRAL ANGLE OF 90°22'35", THE CHORD OF WHICH BEARS SOUTH 45°30'49"
 EAST A DISTANCE OF 19.86 FEET;
11. NORTH 89°17'53" EAST, A DISTANCE OF 9.91 FEET;
12. ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 25.24 FEET, A RADIUS
 OF 16.00 FEET, A CENTRAL ANGLE OF 90°22'32", THE CHORD OF WHICH BEARS SOUTH 45°30'51"
 EAST A DISTANCE OF 22.70 FEET;
13. SOUTH 00°19'35" EAST, A DISTANCE OF 1.90 FEET;

THENCE SOUTH 89°17'53" WEST ALONG THE NORTH LINE OF LOT 28, BLOCK 12 OF SAID POTOMAC
 FARMS SUBDIVISION FILING NO. 1 A DISTANCE OF 107.63 FEET;
 THENCE NORTH 00°20'02" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID
 SECTION 12 A DISTANCE OF 365.06 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2.87 ACRES, 124,873 SQ.FT. MORE OR LESS.

Return
to:

Andrew M. Toft
 Attorney at Law
 216 16th Street, Suite 1210
 Denver, CO 80202-5194

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, 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 Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and any person or persons claiming the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this special warranty deed on the date set forth above.

Adare Homes Potomac Farms, LLC,
a Colorado limited liability company

By: [Signature]

Title: MANAGER

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing Special Warranty Deed was acknowledged before me this 14th day of June 2005, by William Purcell in his capacity as Manager of Adare Homes Potomac Farms, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 1-31-2009

[Signature]
Notary Public

After recording return to:

Trish Barton
WestStar Bank
P.O. Box 1210
Gypsum, CO 81637

Adare Homes Potomac Farms, LLC,
a Colorado limited liability company

By: William S. Gray

Title: MANAGER

STATE OF CONNECTICUT)

COUNTY OF Fairfield)

ss. Stamford

The foregoing Special Warranty Deed was acknowledged before me this 16th day of June 2005, by William S. Gray in his capacity as manager of Adare Homes Potomac Farms, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 6/30/08

Arlene Peterson
Notary Public

After recording return to:

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WestStar Bank
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Gypsum, CO 81637