GENERAL WARRANTY DEED

Lyons Valley Park, Inc. ("Grantor"), whose street address is 5757 Central Ave - Suite 400, City of Boulder, County of Boulder, and State of Colorado, for the consideration of the approval of a Subdivision Improvement Agreement between the Town of Lyons and Lyons Valley Park, Inc pursuant to Town of Lyons Resolution 1981-1 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby conveys to the Town of Lyons, Colorado ("Grantee"), whose street address is 432 5th Avenue - P.O Box 49, Town of Lyons, County of Boulder and State of Colorado, the following real property in the County of Boulder and State of Colorado, to wit:

PT NE1/4 SE1/4 & PT SE1/4 NE1/4 19-3N-70 TOTAL 38.43AC M/L

known as: 0 Red Gulch Road, Lyons, CO 80540

with all its appurtenances (Property) and warrants the title to the same subject to statutory exceptions as defined in C.R.S. §38-30-113(5)(a).

Grantor:

_____

Keith Bell, President Lyons Valley Park, Inc.

STATE OF _____)
) ss.
COUNTY OF _____)

The Forgoing Instrument was acknowledged before me this _____ day of _____,

20___, by _____.

Witness my hand and official seal.

My commission Expires:

_____

Notary Public