

Recorded at _____ o'clock _____ M.,
Reception No. _____

Recorder

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That I,

THOMAS DIVINE, TRUSTEE,
whose address is 100 Pearl Street, 14th Floor,
Hartford 06103

DOCUMENTARY FEE
DATE 5/3/96
\$ none

* County of _____

and State of Connecticut , for the consideration of

Ten and No/100 Dollars (\$10.00) ----- dollars,

in hand paid, hereby sell(s) and convey(s) to PINE RIDGE TOWNHOMES PROPERTY OWNERS
ASSOCIATION, INC.,

whose legal address is P.O. Box 5184, 350 South Lincoln Avenue 80477

-- County of Routt , and State of Colorado

the following real property situate in the -- County of Routt

and State of Colorado, to wit:

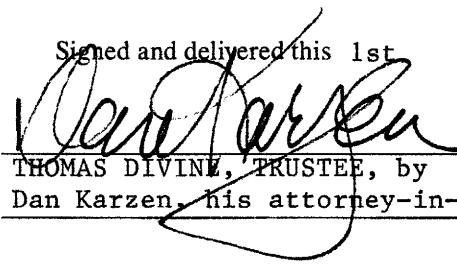
The Common Elements described in the Declaration referenced below,
including the Common Area shown on the plat of Pine Ridge Townhomes,
recorded at File No. 12321 of the Routt County, Colorado
records, subject to all provisions of the Declaration of Conditions,
Covenants, Restrictions and Easements for Pine Ridge Townhomes, a
Colorado Common Interest Community, recorded in Book 719 at
Page 1054 of the Routt County, Colorado records, including
without limitation the Special Declarant Rights and reserved rights
set forth therein.

02:25P PG 1 OF 1
Clerk & Recorder

462305 B-720 05/03/96
Kay Weinland
462305 P-108 05/03/96
Routt County

also known by street and number as
assessor's schedule or parcel number:

with all its appurtenances.

Signed and delivered this 1st day of

THOMAS DIVINE, TRUSTEE, by
Dan Karzen, his attorney-in-fact

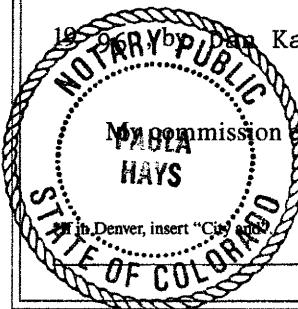
May , 19 96

STATE OF COLORADO,
County of Routt

} ss.

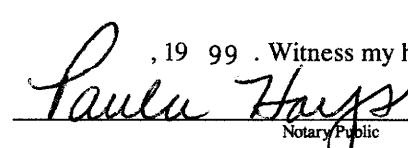
The foregoing instrument was acknowledged before me this 1st day of May ,

1996 by Dan Karzen as attorney-in-fact for THOMAS DIVINE, TRUSTEE.



May 16

, 19 96 Witness my hand and official seal.


Paula Hays
Notary Public

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

