

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

* 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.

DOCUMENTARY FEE
DATE 5/3/96
\$ none

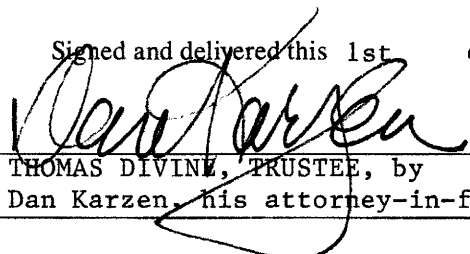
02:25P PG 1 OF 1
Clerk & Recorder
REC 6.00
DOC 0.00

462305 B-720 P-108 05/03/96
Kay Weinland 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 May, 19 96


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

STATE OF COLORADO,

County of Routt

} ss.

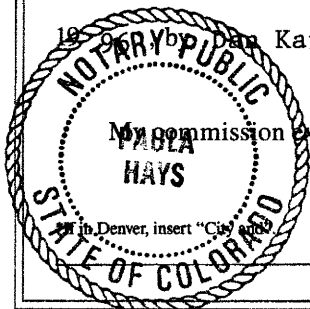
The foregoing instrument was acknowledged before me this 1st day of May

19 96 by Dan Karzen as attorney-in-fact for THOMAS DIVINE, TRUSTEE.

My commission expires

May 16

, 19 99 . Witness my hand and official seal.



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