

Memorandum

To: BWCD BOARD OF DIRECTORS
From: ERIC MANGEOT *EM*
CC: CHRIS GEIGER
Date: JULY 2, 2012
File: APPLICATION – CHANTE PEJUTA, LLC

Applicant Name: Chante Pejuta, LLC

Type of Use: Domestic Commercial
Industrial Agricultural

Amount: 0.5 AF cfs gpm (Direct Flow Rights included in Contract 77e)

Location: Area A A-4 Area B Inclusion
County: GARFIELD Contiguous: Yes
BWCD Division: 5

Mid Valley Metro District Notice Required? Yes No

Blue Creek Water Rights Applied? Yes No

02CW77 Umbrella Plan Water Rights Applied? Yes No **Cost:** \$1,200

This application is to cover depletions associated with 4 livestock (currently 2 goats and 2 chickens) and a maximum 4,000 square feet (0.1 acres) of open water surface evaporation. Contract depletions are estimated at 0.5 acre-feet as estimated by Resource Engineering, Inc. (RESOURCE). The property is located at 2701 County Road 100 in Carbondale, Colorado as is also known as Lot 3 of the Ries Exemption Plat in the NE1/4 SW1/4, Section 31, Township 7 South, Range 87 West, of the 6th P.M.

The ponds and/or water feature(s) will be filled from the Launsbury Ditch and Pipeline located whence the southwest corner of Section 31, Township 7 South, Range 87 West of the 6th P.M. bears South 63 degrees, 41 minutes West. The livestock can be served either by the existing well (Permit No. 74762) or from the ditch and are assumed constant year round. The existing well is currently covered under Contract 77e and is in the 01CW305 Ruling 1 of 2 Decree for domestic and irrigation use. Contract 77e cannot be amended as this is an increase in water usage. Therefore, a new contract is sought by the Applicant.

The PLSS description for the ponds are as follows:

- Pond 1: NW1/4 SW1/4 Section 31, Township 7 South, Range 87 West, of the 6th P.M. at a point 1,647 feet from the South section line and 1,268 feet from the West section line.
- Pond 2: NW1/4 SW1/4 Section 31, Township 7 South, Range 87 West, of the 6th P.M. at a point 1,708 feet from the South section line and 1,184 feet from the West section line.

A copy of the water requirement tables are attached along with a BWCD map showing the location of the property.

Water User :	Chante Pejuta, LLC
Analysis Date :	June 29, 2012
District Area:	A
Source Series:	4
Maximum Demand:	15 0.033 (GPM) (CFS)

**BASALT WATER CONSERVANCY DISTRICT
WATER REQUIREMENTS
(acre feet)**

Month	Total Demand				Consumptive Use							(12)* TOTAL	(13) Source of Aug/Replace	(14)* Delayed Depletion
	(1) Domestic In-house	(2) Pond Evaporation	(3) Lawn Irrigation	(4) Crop Irrigation	(5) Livestock	*(6) TOTAL	(7) Domestic In-house	(8) Pond Evaporation	(9) Lawn Irrigation	(10) Crop Irrigation	(11) Livestock			
January	0.000	0.011	0.000	0.000	0.004	0.015	0.000	0.011	0.000	0.000	0.004	0.017	GNM	0.017
February	0.000	0.013	0.000	0.000	0.004	0.017	0.000	0.013	0.000	0.000	0.004	0.019	GNM	0.019
March	0.000	0.021	0.000	0.000	0.004	0.025	0.000	0.021	0.000	0.000	0.004	0.027	GNM	0.027
April	0.000	0.034	0.000	0.000	0.004	0.038	0.000	0.034	0.000	0.000	0.004	0.042	GNM	0.042
May	0.000	0.045	0.000	0.000	0.004	0.049	0.000	0.045	0.000	0.000	0.004	0.054	GNM	0.054
June	0.000	0.054	0.000	0.000	0.004	0.058	0.000	0.054	0.000	0.000	0.004	0.064	GNM	0.064
July	0.000	0.056	0.000	0.000	0.004	0.060	0.000	0.056	0.000	0.000	0.004	0.066	GNM	0.066
August	0.000	0.051	0.000	0.000	0.004	0.055	0.000	0.051	0.000	0.000	0.004	0.060	GNM	0.060
September	0.000	0.038	0.000	0.000	0.004	0.042	0.000	0.038	0.000	0.000	0.004	0.046	GNM	0.046
October	0.000	0.026	0.000	0.000	0.004	0.030	0.000	0.026	0.000	0.000	0.004	0.033	GNM	0.033
November	0.000	0.015	0.000	0.000	0.004	0.019	0.000	0.015	0.000	0.000	0.004	0.021	GNM	0.021
December	0.000	0.011	0.000	0.000	0.004	0.015	0.000	0.011	0.000	0.000	0.004	0.017	GNM	0.017
TOTALS →	0.000	0.375	0.000	0.000	0.049	0.424	0.000	0.375	0.000	0.000	0.049	0.467		0.467

		Assumptions		Contract 77e Well Type A Well Area A-4 Roaring Fork River	
(1)	NUMBER OF RESIDENCES	0	4	# of Livestock @ 11 gals/day	4
	# persons/residence	3.5			
	# gallons/person/day	100		% CU for Domestic/Commercial	15
(2)	Commercial/Other Demand (af)	0.000	Office	% Lawn Irrig. Efficiency	80
	Pond Evaporation 4,000 square feet total			Consumption of Irrig. (af/ac)	0.000
(3)	Sq. Ft. of Lawn Irrigated	0		% Crop Irrig. Efficiency	80
	Lawn Application Rate (af/ac)	0.000		Consumption of Irrig. (af/ac)	0.000
(4)	Acres of Crop Irrigated	0.00		Elevation (feet)	6300
	Crop Application Rate (af/ac)	0.000			

* (12), (14) Total Includes 5% Transit Loss
10% from Green Mtn.

Livestock source of water
is from well or ditch.

**TABLE 1
EVAPORATION CALCULATION - CHANTE PEJUTA, LLC**

Month	SEO Monthly Distribution	(1) Gross Lake Evaporation		(2) Average Precipitation		(3) Effective Precipitation		(4) Net Evaporation		(5) Total Pond Evaporation (acre-feet)
		(feet)	(inches)	(feet)	(inches)	(feet)	(inches)	(feet)	(inches)	
January	3.0%	0.11	1.35	0.12	1.49	0.00	0.00	0.11	1.35	0.011
February	3.5%	0.13	1.58	0.10	1.14	0.00	0.00	0.13	1.58	0.013
March	5.5%	0.21	2.48	0.12	1.42	0.00	0.00	0.21	2.48	0.021
April	9.0%	0.34	4.05	0.13	1.52	0.00	0.00	0.34	4.05	0.034
May	12.0%	0.45	5.40	0.15	1.79	0.00	0.00	0.45	5.40	0.045
June	14.5%	0.54	6.53	0.09	1.07	0.00	0.00	0.54	6.53	0.054
July	15.0%	0.56	6.75	0.09	1.07	0.00	0.00	0.56	6.75	0.056
August	13.5%	0.51	6.08	0.11	1.27	0.00	0.00	0.51	6.08	0.051
September	10.0%	0.38	4.50	0.16	1.95	0.00	0.00	0.38	4.50	0.038
October	7.0%	0.26	3.15	0.15	1.85	0.00	0.00	0.26	3.15	0.026
November	4.0%	0.15	1.80	0.11	1.34	0.00	0.00	0.15	1.80	0.015
December	3.0%	0.11	1.35	0.11	1.28	0.00	0.00	0.11	1.35	0.011
	100.0%	3.75	45.00	1.43	17.19	0.00	0.00	3.75	45.00	0.375

(1) = Monthly distribution of gross annual evaporation rate in accordance with SEO General Criteria.

(2) = Monthly precipitation from local weather station.

(3) = Equal to 0 per State Policy No. 2004-3.

(4) = Net Evaporation = Column (1) - Column (3)

(5) = Column (4) x Open Water Surface Area (0.10 acres) x Column (4) in feet.

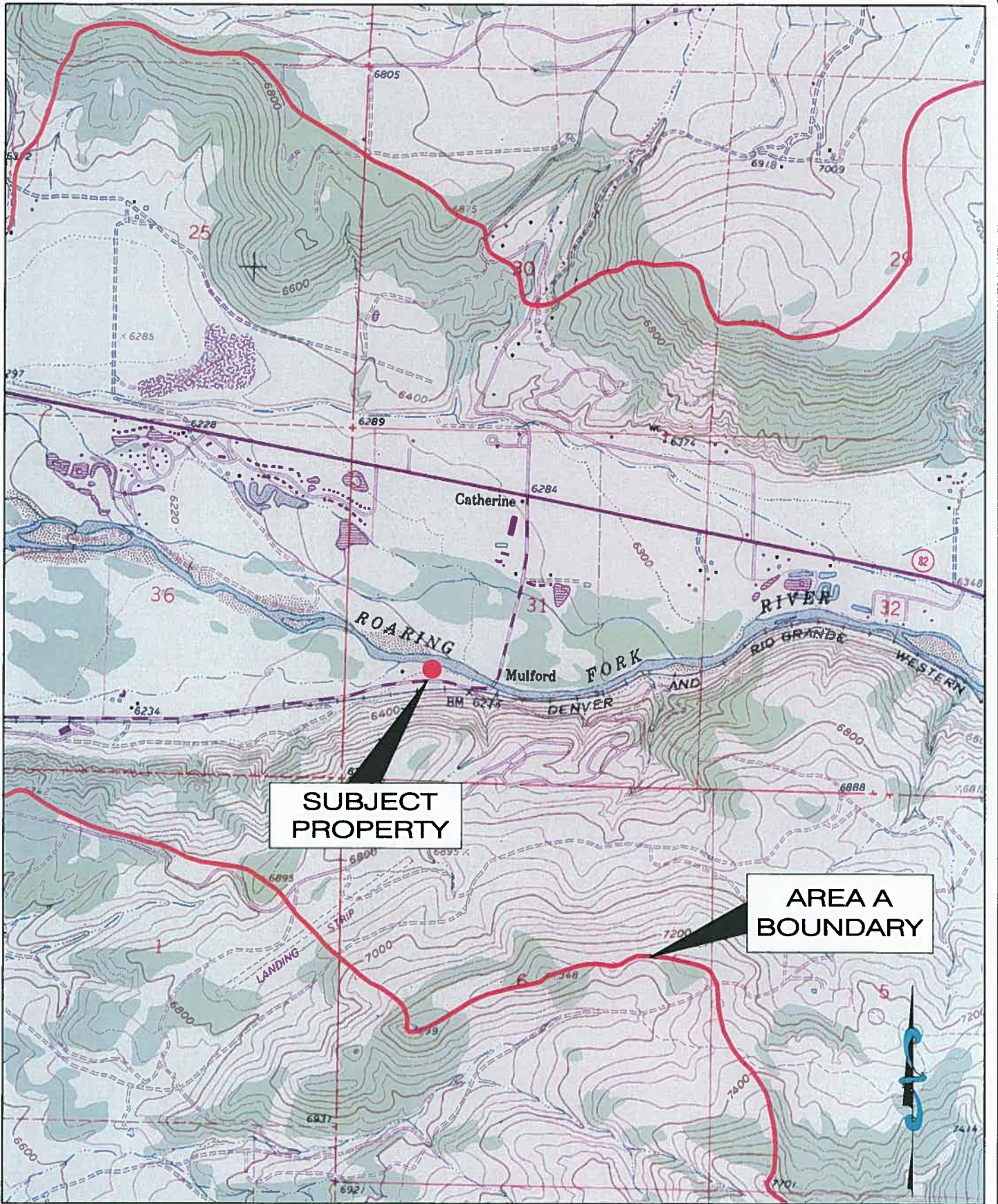
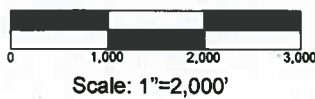


Figure 1: Chante Pejuta, LLC

File: 033-7.2
Date: 06/29/12

Basalt Water Conservancy District



RESOURCE
ENGINEERING, INC.

909 Colorado Avenue
Glenwood Springs, CO 81601
(970) 945-6777 Voice 945-1137 Facsimile

Form No.
GWS-25

OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

LIC

WELL PERMIT NUMBER 74762 -F -
DIV. 5 WD 38 DES. BASIN MD

APPLICANT

Lot: 3 Block: Filing: Subdiv: RIES EXEMPTION

BRANDEN COHEN
11258 HIGHWAY 133
CARBONDALE, CO 81623-

(970) 361-2195

APPROVED WELL LOCATION

GARFIELD COUNTY
1/4 SW 1/4 Section 31
Township 7 S Range 87 W Sixth P.M.

DISTANCES FROM SECTION LINES

Ft. from Section Line
Ft. from Section Line

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: Northing:

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(2) for the construction of a well, appropriating ground water tributary to the Roaring Fork River, on the condition that the well shall be operated only when the Basalt Water Conservancy District's substitute water supply plan, approved by the State Engineer, is in effect and when a water allotment contract between the well owner and the Basalt Water Conservancy District for the release of replacement water from Ruedi Reservoir is in effect, or under an approved plan for augmentation. BWCD contract #77.
- 4) Approved as a well on a residential site of 2.56 acre(s) described as lot 3, Ries Exemption, Garfield County.
- 5) The use of ground water from this well is limited to ordinary household purposes inside one (1) single family dwelling, and the irrigation of not more than 5,800 square feet (0.133 of an acre) of home gardens and lawns. All use of this well will be curtailed unless the water allotment contract or a plan for augmentation is in effect. This well is known as Ries Well no. 3.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The average annual amount of ground water to be appropriated shall not exceed 0.70 acre-foot (228,095 gallons).
- 8) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 10) Pursuant to Rule 6.2.3 of the Water Well Construction Rules, the well construction contractor shall submit the as-built well location on work reports required by Rule 17.3 within 60 days of completion of the well. The measured location must be accurate to 200 feet of the actual location. The location information must include a GPS location (UTM coordinates) pursuant to the Division of Water Resources' guidelines.

NOTE: Expired permit nos. 46669-F and 64670-F was previously issued for this lot.

NOTE: Parcel Identification Number (PIN): 23-2391-313-00-027

NOTE: Assessor Tax Schedule Number: R111790

DMW
01/21/2011

APPROVED
DMW

Dan Wolfe
State Engineer

Dan Wolfe
By

Receipt No. 9503428

DATE ISSUED 01-21-2011

EXPIRATION DATE 01-21-2012

LAUNSBURY DITCH AND PIPELINE

10550.

That said Launsbury Ditch and Pipeline is No. 6500 and is entitled under this Decree to Priority No. 1.880 under and by virtue of original construction; that the date of the initiation of said appropriation was June 1, 1930; that the names and post office address of the claimants are Jerry Yeakel and Cormae Yeakel, 504 Maple Street, Glenwood Springs, Colorado; that said ditch and pipeline is used for irrigation and other beneficial purposes;

That said ditch and pipeline derives its supply of water from the Roaring Fork River and the headgate is located at a point on the left bank of said River at a point whence the Southwest Corner of Section 31, Township 7 South, Range 87 West of the Sixth Principal Meridian bears South 63°41' West 3,887.13 feet;

That there be allowed to flow in said ditch and pipeline for the uses aforesaid, and for the benefit of the parties entitled thereto under and by virtue of original construction, Priority No. 1.771, .78 of a cubic foot of water per second of time dating from June 1, 1930, and that said decree is absolute but junior and inferior to priorities heretofore adjudicated in former decrees.

[Handwritten signatures and scribbles]

**APPLICATION FOR WATER ALLOTMENT CONTRACT
BASALT WATER CONSERVANCY DISTRICT**

1. Applicant(s) Name(s): Chante Pejuta, LLC
Branden Cohen, Manager

Applicant(s) Mailing Address: 11258 Highway 133
Carbondale, CO 81623

Applicant(s) Street Address: 2701 CR 100
Carbondale, CO 81623

Applicant(s) Telephone No(s): 970-361-2195

Applicant(s) E-mail Address: branden@truenatureheals.com

Attorney Info (Name, Address, Telephone and Fax Nos., E-mail):

Emergency Contact Information (preferably local) (Name, Address, Telephone and Fax Nos.): Property Owners:

Branden Cohen, (970) 361-2195
Deva Shantay, (970) 361 0738
11258 Highway 133
Carbondale, CO 81623

Contact Information (Name, Address, Telephone and Fax Nos.) of any property manager, caretaker, irrigator, system operator or agent who should be provided a copy of this contract:

2. Type of land use (development) proposed for water allotment contract (i.e. single family home, subdivision, gravel pit, etc.) Single Family Home
3. Legal description of property on which District's water rights and/or contract water shall be used; Quarter, Quarter, Section, Township, Range (attach map and vesting deed with proof of ownership)*: Lot 3, Ries Exemption Plat
NE ¼, SW ¼, Section 31,
Township 7S, Range 87 W
4. Elevation zone of property: X 6-7,000 ft., 7-8,000 ft., 8-9,000 ft.

5. Name and legal description of water supply diversion point(s): include Quarter Quarter, Section, Township, Range, bearing and distance from nearby Section corner. (Identify if well, spring, pipeline, etc.) If diversion point is a well, please provide the State Permit No. _____.

Diversion is from Launsbury Ditch and Pipeline to (2) ponds with total area of 4,000 sq. ft.

NE 1/4 **POND -** Headgate 1 – UTM: Zone 13, Northing 4345512 m., Easting 319406 m.
LOCATIONS

Headgate 2 – UTM: Zone 13, Northing 4345513 m., Easting 319391 m.

Is the well operational/active? _____ Yes, X No

The well is operational with a hand pump only, since the home is currently under construction. The water service system for the home, when completed later this year, will include a flow meter.

Is there currently an operating well meter? _____ Yes, X No

Notice: A valid well permit with operating well meter will be required under the contract.

6. Has Applicant applied with the Water Court for water rights, change of water rights and/or a water right plan for augmentation? _____ Yes, X No; If yes, what is the Water Court Case No.

7. Proposed waste water treatment system: (please check)

_____ Tap to central waste water treatment facility
 X Septic tank/leachfield system
_____ Evapotranspiration system
_____ Other:

8. Proposed use of water (please check)

X Domestic/Municipal (single family home(s), duplex(s), condominium(s), mobile home(s), apartment). Please complete page three of this application.
_____ Commercial (hotel, office, warehouse, restaurant, bar, retail). Please complete page four of this application.
_____ Industrial (gravel pit, manufacturing). Please complete page four of this application.
_____ Agricultural (crop irrigation, stock watering). Please complete page five of this application.

Date on which the county or other applicable governmental entities approved the land use for which you seek legal water service: 03.02.2012, Garfield County Building Permit No. BLRE-2-12-2372. (Note: Copy of the Resolution of other documentation evidencing such approval should be submitted with application.)

9. What other water rights are associated with or used on the property?
Well Permit under contract with Basalt Water Conservancy District
Contract No. 3.3.5.77e

10. What other uses of water occur on the property?
 - Single Family Residence
 - 4,356 sq. ft. of irrigation covered under contract with BWCD.

Please complete this page if you checked domestic/municipal use on Page 2, No. 8

2DOMESTIC/MUNICIPAL WATER USES

In-House

Single family residential home(s)

Number of Units: 1 *- CONTRACT 712 ETR*

Duplex(s)

Number of Units: _____

Condominium(s)

Number of Units: _____

Apartment(s)

Number of Units/Rooms: _____

Mobil Home(s)

Number of Units: _____

Irrigation (lawns, parks, open space)

Total area to be irrigated 4,356 Sq. Ft. or _____ Acres *- CONTRACT 712 ETR*

Type of irrigation system (please check)

 x Sprinkler

 Flood (irrigation ditch)

Domestic stock watering (cattle, horses)

Number of animals: 2 goats and 2 pigs

Period of use (months): 12 months

Other domestic/municipal uses not listed:

2 lined ponds totaling 4,000 sq.ft. to be filled with water from the Launsbury Ditch and Pipeline. Ditch water to be used to compensate for evaporation losses in the ponds.

Dennis Powell

From: Branden Cohen [branden@truenatureheals.com]
Sent: Monday, June 18, 2012 11:11 AM
To: Dennis Powell
Cc: Branden Cohen
Subject: Warranty Deed - Chante Pejuta

WARRANTY DEED

State Doc Fee: \$55.00

THIS DEED, is dated the 14th day of January, 2011, and is made between
Mary S. Luciano as to an undivided 50% interest and
Martin L. Seldman and Kelly R. Reineke Revocable Trust, as to an undivided
50% interest

(whether one, or more than one), the "Grantor," of the County of Garfield and State
of Colorado, and

Chante Pejuta, LLC, a Colorado limited liability company

(whether one, or more than one), the "Grantee," whose legal address is, 11255
Highway 133, Carbonade CO, 81623 of the County of Garfield and State of Colorado

WITNESS, that the Grantor, for and in consideration of the sum of (\$550,000.00) Five Hundred Fifty Thousand dollars
and Zero cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and
confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with improvements
thereon, located in the County of Garfield and State of Colorado described as follows:

See "Exhibit A" attached hereto
also known by street and number as: TBD County Road 100, Carbonade, CO 81623

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the
reversions, 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
and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the
Grantee, and the Grantee's heirs and assigns, that at the time of the enrolling and delivery of these presents, the Grantor is well
seized of the premises above described; has good, sure, perfect, absolute and indefensible estate of inheritance, in law, in fee
simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as
aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments,
encumbrances and restrictions of whatever kind or nature soever, except and subject to:

General taxes for the year 2010 and subsequent years; and those specific exceptions described by reference to recorded
documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Title Review) of the
Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements (including
cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual
knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Matters Not Shown by the Public Records)
and Section 8.3 (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property;
inclusion of the Property within any special taxing district; the benefits and burdens and of any recorded declaration and
party wall agreements, if any;

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any
unpointing vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the
Grantee, against all and every person or persons claiming the whole or any part thereof.

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

Martin L. Seldman and Kelly R. Reineke Revocable Trust

By: Martin L. Seldman Trustee Mary S. Luciano
Martin L. Seldman, Trustee Mary S. Luciano

By: Kelly R. Reineke Trustee
Kelly R. Reineke, Trustee

State of California, County of Alameda

The foregoing instrument was acknowledged before me this 13 day of January,
2011 by Martin L. Seldman and Kelly R. Reineke, Trustees of the Martin L.
Seldman and Kelly R. Reineke Revocable Trust.

 LUC NGUYEN

Witness my hand and official seal.

General taxes for the year 2010 and subsequent years; and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 5.1 (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 5.2 (Matters Not Shown by the Public Records) and Section 8.3 (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special taxing district; the benefits and burdens out of any recorded declaration and party wall agreements, if any.

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

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

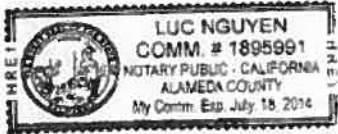
Martin L. Seldman and Kelly R. Reineke Revocable Trust

By: Martin L. Seldman Trustee Mary S. Luciano
Martin L. Seldman, Trustee Mary S. Luciano

By: Kelly R. Reineke Trustee
Kelly R. Reineke, Trustee

State of California, County of Alameda

The foregoing instrument was acknowledged before me this 13 day of January, 2011 by Martin L. Seldman and Kelly R. Reineke, Trustees of the Martin L. Seldman and Kelly R. Reineke Revocable Trust.



Witness my hand and official seal.

[Signature]
Notary Public
My commission expires:

stewart title

Order Number: 941004474

No. 932A, Rev. 10-09, Warranty Deed (if or Photographic Record)

Page 1 of 3

WARRANTY DEED

State Doc Fee: \$55.00

THIS DEED, is dated the 14th day of January, 2011, and is made between

Mary S. Luciano as to an undivided 50% interest and
Martin L. Seldman and Kelly R. Reineke Revocable Trust, as to an undivided
50% interest

(whether one, or more than one), the "Grantor," of the County of Garfield and State
of Colorado, and

Chaute Pajutu, L.L.C. a Colorado limited liability company

(whether one, or more than one), the "Grantee," whose legal address is: 11258
Highway 133, Cortezdale CO 81623 of the County of Garfield and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of (\$550,000.00) Five Hundred Fifty Thousand dollars
and Zero cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and
confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with improvements
thereon, located in the County of Garfield and State of Colorado described as follows:

See "Exhibit A" attached hereto.
also known by name and number as: TBD County Road 100, Cortezdale, CO 81623

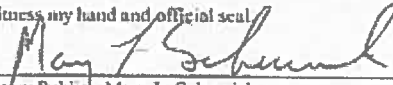
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the
reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of
the Grantor, either in law or equity, of, in and 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
and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the
Grantee, and the Grantee's heirs and assigns, that at the time of the executing and delivery of these presents, the Grantor is well
seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee
simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as
aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments,
encumbrances and restrictions of whatever kind or nature soever, except and subject to:

State of Colorado)
) ss.
County of Garfield)

The foregoing instrument was acknowledged before me this 14th day of January, 2011, by Mary S. Luciano.

Witness my hand and official seal


Notary Public: Mary L. Scheurich
My commission expires: May 22, 2013



My Commission Expires 05/22/2013

Exhibit A
LEGAL DESCRIPTION

File Number: 941094

LOT 3,

A parcel of land situated in Lot 12 and the NE1/4SW 1/4 of Section 31, Township 7 South, Range 87 West of the Sixth Principal Meridian, County of Garfield, State of Colorado; said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of said Section 31;
thence N. 19°41'45" E. 1471.35 feet to a point on the Westerly line of said Lot 12, said point also being on the Northerly right of way of County Road No. 100, a fence post in place;
thence N. 81°49'39" E. along said Northerly right of way 543.66 feet;
thence continuing along said Northerly right of way N. 83°10'56" E. 18.37 feet to the true point of beginning.
thence leaving said right of way N. 00°27'27" W. 331.92 feet to the Roaring Fork River;
thence S. 82°47'35" E. along said river 252.00 feet;
thence continuing along said river S. 72°58'26" E. 37.60 feet to a point on the Easterly line of said Lot 12;
thence continuing along said river S. 73°00'16" E. 147.96 feet;
thence leaving said river S. 13°24'13" W. 125.90 feet;
thence N. 83°03'38" W. 8.76 feet;
thence S. 08°57'14" W. 31.74 feet;
thence S. 01°32'47" E. 13.42 feet;
thence S. 40°32'04" W. 20.02 feet;
thence S. 07°05'34" W. 27.26 feet;
thence S. 39°46'51" W. 10.60 feet to a point on the Northerly right of way of said county road;
thence N. 81°53'09" W. along said Northerly right of way 39.87 feet;
thence continuing along said Northerly right of way S. 84°04'38" W. 199.59 feet;
thence continuing along said Northerly right of way S. 85°10'56" W. 122.06 feet to the true point of beginning.

Also known as,

Lot 3, Ries Exemption,

According to the Amended Ries Exemption Plat of Lots 3 and 4 recorded June 12, 1996 as Reception No. 494344.

Stewart Title(970) 704-1000

Buyer's Final Closing Statement

Buyer(s) Chante Pejuta, LLC, 11258 Highway 133, Carbondale, CO 81623

Seller(s) Mary S. Luciano, 166 Swinging Bridge Lane, Basalt, CO 81621
 Marlin L. Seldman and Koby R. Raneke Revocable Trust, 2022 Delaware Street,
 Berkeley, CA 94709

Lender

Property Lot 3, Res Exemption
 TBD County Road 100, Carbondale, CO 81623

Closing date 1/14/2011 Proration date 1/14/2011

Bank USB - US Bank-State Escrow account

Escrow Unit 231 - Rearing Fork Division-Carbondale

Escrow Officer Mary L. Scheurich

Contract Sales Price

Deposits:
Deposit or earnest money from Eric B. Cohen Revocable Living Trust.....

Prorations:
 Assessments
 From 1/14/2011 to 4/1/2011 @ \$0.39179/day.....
 County taxes
 From 1/1/2011 to 1/14/2011 @ \$29.65614/day.....

Title Charges:
Settlement or closing fee to Stewart Title.....

Recording Fees/Transfer Charges:
 Deed/Mortgage/Release to Stewart Title.....
 State tax/stamps to Stewart Title.....

Additional Charges:
Assignment Fee to Basalt Water Conservancy District.....

Balance

THE UNDERSIGNED, by the execution hereof, hereby (i) acknowledge that they acknowledge that the same is true and correct, and (ii) authorize and direct the CI pursuant to the foregoing Closing Statement

It is mutually understood and agreed the taxes are estimated and in case of adjustment Agent is relieved of any responsibility with the adjustment of said taxes

Chante Pejuta, LLC

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