

QUITCLAIM DEED

DARTER, LLC (Grantor), whose legal address is 786 Valley Court, Grand Junction, County of Mesa, State of Colorado 81505, for the consideration of Ten Dollars and other valuable consideration (\$10.00), in hand paid, hereby quitclaims and conveys to BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION, INC., whose address is c/o Elizabeth R. Barela, 786 Valley Court, Grand Junction, County of Mesa, State of Colorado 81505, the following real property in the County of Mesa, State of Colorado, to wit:

- (a) Tracts A-K, Brookwillow Village Subdivision, Filing III, according to the official plat filed of record in the office of the Mesa County Clerk and Recorder, Book 4699, Pages 675-676 on 7-17-08, with Tracts V and K being subject to use by the City of Grand Junction as utility easements.
(b) All Drainage easements as shown on said final plat. Such easements are granted for the installation, operation, maintenance, and repair of irrigation and drainage facilities and appurtenances thereto. All easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush; provided however, that the beneficiaries shall utilize the same in a reasonable and prudent manner. The easements shall not be burdened nor overburdened by erecting or placing any improvements thereon which may prevent reasonable ingress and egress to and from the easement
(c) Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in drainage and detention/retention easements or tracts, the right to dredge; provided, however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise hereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the Grantors, either in law or equity, to the proper use, and benefit of the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused its names to be hereto subscribed the day and year first above written.

Signed this 30 day of June, 2008.

Darter, LLC

Brookwillow Village Homeowners Association, Inc.

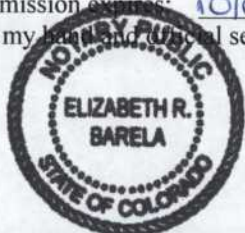
By Terry Lawrence, Manager

By Terry Lawrence, President

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing Quitclaim Deed was acknowledged before me this 30th day of June, 2008, by Terry Lawrence, Manager of Darter, LLC

My commission expires: 10/01/2011
Witness my hand and official seal.



Elizabeth R. Barela

My Commission Expires 10/01/2011



STATE OF COLORADO)
) ss.
COUNTY OF MESA)

My Commission Expires 10/01/2011

The foregoing Quitclaim Deed was acknowledged before me this 30th day of June, 2008, by Terry Lawrence, as President of Brookwillow Village Homeowners Association, Inc.

My commission expires: 10/01/2011
Witness my hand and official seal.

Elizabeth R. Barela