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1 of 2

2/23/2007 4:23 PM
WD R\$11.00 D\$35.00

Linda Daley
Laplata County Clerk



WARRANTY DEED

Doc Fee \$35.00

THIS DEED is dated February 19, 2007, and is made between **The Buck Trust** (whether one, or more than one), the "Grantor," of the County of La Plata and State of Colorado, and **XTO Energy Inc.**, the "Grantee," a corporation duly organized and existing under and by virtue of the laws of the State of Delaware, whose legal address is 810 Houston Street, Fort Worth, TX 76102-6298.

STATE DOCUMENTARY FEE
DATE 2-23-07
\$ 35.00
NO DECLARATION

WITNESS, that the Grantor, for and in consideration of the sum of Ten Dollars and other and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and its successors and assigns forever, all the real property, together with any improvements thereon, located in the County of La Plata and State of Colorado, described as follows:

See Exhibit A attached hereto and made a part hereof by this reference.

also known by street address as: vacant land (35 Acre Parcel)
and assessor's schedule or parcel number: a portion of 6165-012-00-002

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 its successors 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 its successors and assigns: that at the time of the ensealing 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 and 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 the following matters: taxes for the year of 2007 due and payable in 2008 and all easements, rights-of-way, reservations and restriction of record.

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 its successors and assigns, 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.

The Buck Trust

Robert Wayne Buck
By: Robert Wayne Buck, Trustee
Patricia M. Buck
By: Patricia M. Buck, Trustee

STATE OF COLORADO)
) ss.
_____ County of La Plata)

The foregoing instrument was acknowledged before me this 19 day of February, 2007, by Robert Wayne Buck and Patricia M. Buck as Trustees of The Buck Trust.

TREVOR NAZZARO
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/14/2009

Witness my hand and official seal.
My commission expires: 12-14-2009

Trevor Nazzaro
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)
JOHNSON MAPPING AND SURVEYING, LLC
P.O. Box 2174
Farmington, NM. 87499-2127

COLORADO LAND TITLE CO.
970 Main Ave. P.O. Box 3389
Durango, Colorado 81302
(970) 247-5464

EXHIBIT A

TRACT I:

A tract of land located in the N1/2SW1/4 of Section 1 and in the NE1/4SE1/4 of Section 2, Township 32 North, Range 7 West, N.M.P.M., La Plata County, Colorado, and being more particularly described as follows:

BEGINNING at a 2" Aluminum Cap found for the Southeast Corner of the NW1/4SW1/4 of said Section 1;

Thence South 88° 50' 57" West, a distance of 1,363.09 feet to a 2" Aluminum Cap found for the Southwest Corner of the NW1/4SW1/4 of said Section 1;

Thence North 89° 57' 03" West, a distance of 345.00 feet along the South line of said NE1/4SE1/4 of Section 2 to a 5/8" rebar with cap;

Thence North 0° 01' 44" East, a distance of 39.54 feet to a 5/8" rebar with cap;

Thence North 67° 43' 15" East, a distance of 69.43 feet to a 5/8" rebar with cap;

Thence North 47° 27' 23" East, a distance of 204.30 feet to a 5/8" rebar with cap;

Thence North 38° 30' 19" East, a distance of 208.99 feet to a 5/8" rebar with cap at the corner of a fence;

Thence North 43° 16' 16" East, a distance of 140.77 feet along said fence, to a 5/8" rebar with cap;

Thence North 27° 21' 39" East, a distance of 114.90 feet along said fence, to a 5/8" rebar with cap;

Thence North 32° 59' 42" East, a distance of 49.75 feet along said fence, to a 5/8" rebar with cap;

Thence North 42° 46' 39" East, a distance of 389.53 feet along said fence, to a 5/8" rebar with cap;

Thence North 57° 47' 34" East, a distance of 21.82 feet along said fence, to a 5/8" rebar with cap;

Thence North 63° 11' 08" East, a distance of 496.03 feet along said fence, to a 5/8" rebar with cap;

Thence North 86° 51' 06" East, a distance of 39.47 feet along said fence, to a 5/8" rebar with cap;

Thence South 89° 19' 04" East, a distance of 407.41 feet along said fence to the center of a 6" steel gate post;

Thence North 89° 41' 35" East, a distance of 193.97 feet, to a 5/8" rebar with cap;

Thence South 0° 43' 49" East, a distance of 1,105.47 feet to a 5/8" rebar with cap on the South line of said N1/2SW1/4 of Section 1;

Thence South 89° 41' 58" West, a distance of 194.00 feet to the point of beginning.

TRACT II:

An easement for access and utility purposes more particularly described as follows:

A non-exclusive 30.00 foot wide easement located in the SW1/4SW1/4 of Section 1 and the NW1/4NW1/4 of Section 12, all in Township 32 North, Range 7 West, N.M.P.M., La Plata County, Colorado, the centerline of said easement being more particularly described as follows:

BEGINNING at a point on the centerline of an existing road and the right-of-way line of County Road 325, from which point the N1/4 Corner of said Section 12 bears North 59° 31' 59" East, a distance of 1,550.66 feet;

Thence South 89° 57' 00" West, a distance of 15.00 feet;

Thence North 00° 03' 00" West, a distance of 786.14 feet parallel to and 15.00 feet Westerly of an existing fenceline to a point on the North line of said Section 12;

Thence North 00° 16' 41" East, a distance of 1,313.84 feet parallel to and 15.00 feet Westerly of an existing fenceline to a point in a fenceline, the point of termination, from which point the S1/4 Corner of said Section 1 bears South 45° 41' 33" East, a distance of 1,880.74 feet.