

Reception No. **461285**

*Mildred Ulsdorf* Recorder

BOOK **0897** PAGE **760**

Recorded at 2:10 o'clock P M., APR 01 1994

**WARRANTY DEED**

THIS DEED, Made this **1ST** day of **APRIL**, 19**94**, between **WILLIAM H. MATTHEWS AND CHARLAINE T. MATTHEWS**

of the said County of **TRAVIS** and State of **TEXAS**, grantor, and **BARRETT RESOURCES CORPORATION, A DELAWARE CORPORATION**

whose legal address is **1125 17TH STREET, STE. 2400, DENVER, CO 80202**

of the said County of **DENVER** and State of **COLORADO**, grantee:

APR 01 1994  
GARFIELD  
State Doc. Fee  
\$ 13.00  
DOC FEE \$13.00

WITNESSETH, That the grantor for and in consideration of the sum of **GOOD AND VALUABLE CONSIDERATION AND TEN** DOLLARS, the receipt and sufficiency of which is herby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the said County of **GARFIELD** and State of Colorado described as follows:  
**THE E1/2SW1/4 AND THE W1/2SE1/4 OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 94 WEST OF THE 6TH P.M.**

AND

**LOTS 2 AND 3 IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 94 WEST OF THE 6TH P.M.**

TOGETHER WITH, BUT WITHOUT WARRANTY, ALL OF GRANTORS INTEREST IN ANY AND ALL OIL, GAS AND OTHER MINERALS AND MINERAL RIGHTS ASSOCIATED WITH SAID PROPERTY, TOGETHER WITH ALL RIGHTS OF INGRESS AND EGRESS TO MINE AND PRODUCE SAID MINERAL RIGHTS.

~~As witness my hand and official seal~~

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and 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, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, 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 Real property taxes for the year 1994, not yet due or payable, and those items set forth on Exhibit "A" attached hereto and made a part hereof.

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

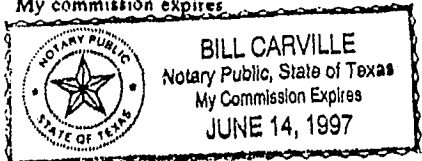
*William H. Matthews*  
WILLIAM H. MATTHEWS

*Charlaine T. Matthews*  
CHARLAINE T. MATTHEWS

The foregoing instrument was acknowledged before me this 31 day of **MARCH**, 19**94**, by **WILLIAM H. MATTHEWS AND CHARLAINE T. MATTHEWS**  
STATE OF TEXAS  
COUNTY OF TRAVIS

My commission expires

Witness my hand and official seal.



*Bill Carville*  
Notary Public

94022647

1000  
1300

Right of way for Public Roads as set forth in Road Petition recorded August 15, 1921 in Book RR2 at Page 1 and as set forth in Road Viewers Report recorded in Book RR2 at Page 76.

Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded October 13, 1945 in Book 213 at Page 535.

All coal and other minerals within the NE1/4SW1/4 of Section 35, Township 6 South, Range 94 West of the 6th P.M., and Lot 3 of Section 2, Township 7 South, Range 94 West of the 6th P.M.

together with the right to prospect for, mine and remove the same, as reserved to the United States by Patent recorded October 13, 1945 in Book 213 at Page 535.

Right of way of Garfield Gas Gathering Company, 60 feet in width to construct, operate and maintain its gas pipelines and telephone and power transmission lines and/or roads in connection therewith, as granted by instrument recorded February 24, 1961 in Book 332 at Page 450. (Affects E1/2SW1/4 and W1/2SE1/4 of said Section 35)

Right of way for existing road over Lot 3 in said Section 2, as disclosed by instrument recorded November 6, 1974 in Book 466 at Page 125.

Oil and Gas Lease between the United States of America and Joe T. Juhan recorded December 26, 1990 in Book 795 at Page 840 as Reception No. 419896 and any and all assignments thereof, or interests therein, or amendments thereto.

Access Easement as granted to Colorado-Ute Electric Association, Inc by William H. Matthews and Charlene T. Matthews recorded June 24, 1985 in Book 671 at Page 133 as Reception No. 362775.