

State Documentary Fee

Date SEP 5 1997

\$ - CORR -

CORRECTION DEED

THIS DEED, made this 2nd day of Sept., 1997 between THOMAS M. EVE and BARBARA J. EVE, whose address is P.O. Box 1183, of the first part, and B & V LAWTON, L.L.C., whose legal address is 4640 North Via Masina, Tucson, Arizona 85750, of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to the said parties of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described lots or parcels of land situate, lying and being in the County of Chaffee and State of Colorado, to-wit:

Tract 2 as shown on the Subdivision Exemption Plat of Eve property (filed for Record in the Office of the Clerk and Recorder of Chaffee County, Colorado the 24th day of October, 1996, Reception No. 287766)

This conveyance is made with the following restrictions:

1. There may be erected on the premises two single family homes with adjacent porches, garages and basements as may be required, which dwellings shall be not less than 800 contiguous square feet. No dwelling erected on the premises shall be more than one full story above ground level. The roof pitch on any residence built shall not exceed six inches of rise to twelve inches of run (6/12 pitch).

2. No building shall be erected nearer than 25 feet to any boundary, or nearer than 100 feet to the west boundary and 85 feet to the north boundary of Tract 1 of the Subdivision Exemption Plat titled "Eve Property" recorded on the 24th day of October, 1996 in the office of the Chaffee County Clerk and Recorder under Reception No. 287766.

3. All structures shall be placed or constructed on block or concrete foundation walls and, due to wildfire hazards, open or exposed crawl spaces are prohibited. Structural color schemes shall be compatible with the surrounding environment requiring exterior finished in earthtone colors (shades of brown, green or darkened natural wood).

Any violation of said restrictions will result in a reversion of the property to Grantors or appropriate injunctive action as may be deemed appropriate by Grantors.

Property Address: None Assigned

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 parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

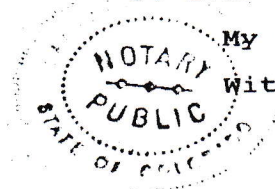
TO HAVE AND TO HOLD THE said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said parties of the first part, for themselves, their successors and assigns, do covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 and encumbrances of whatever kind or nature whatsoever, except easements and restrictions of record, if any, and except 1996 taxes; and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals as of the day and year first above written.

Thomas M. Eve
Thomas M. Eve
Barbara J. Eve
Barbara J. Eve

STATE OF COLORADO)
COUNTY OF CHAFFEE) SS.

The foregoing instrument was acknowledged before me this 2nd day of Sept, 1997, by THOMAS M. EVE and BARBARA J. EVE.



My commission expires: 9-21-2000

Witness my hand and official seal.

Barbara E. Hyde
Notary Public
Address: 124 W. Second St.
Salida CO 81201

This Correction Deed is accepted by the Grantee who agrees that the restrictions contained herein are covenants which will run with the land.

B & V LAWTON, L.L.C.

Date: 9-2-97

By Valerie D. Lawton
- manager.
B & V Lawton, L.L.C.