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Linda J. Daley  
Laplata County, CO

STATE DOCUMENTARY FEE  
DATE 5-3-04  
\$ 0.00

### BARGAIN AND SALE DEED

THIS DEED, Made this 1st day of March, 2004, between Thomas R. Vilelli and Rancho Durango, Ltd., a California Limited Partnership, of the County of La Plata and State of Colorado, grantor, and Gorton Family Partnership, LLLP, whose legal address is 3883 County Road 207, Durango, CO 81301, grantee,

WITNESSETH, That the grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the grantee, its heirs, successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of La Plata and State of Colorado, described as follows,

All grantor's right, title and interest in the Abling-Cash Ditch, adjudicated in Case No. 1751 (Water Division 7), with an appropriation date of May 15, 1883 (priority F-15), and with an appropriation date of June 1, 1878 (priority F-4); including not less than forty "Units" of Abling-Cash Ditch water (one unit of Abling-Cash Ditch water includes 0.01 c.f.s. of F-4 water and 0.0062 c.f.s. of F-15 water), and 0.4048 c.f.s. of F-4 water and 0.2510 c.f.s. of F-15 water in the Abling-Cash Ditch.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, in and to the above bargained property, with its appurtenances.

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

RANCHO DURANGO, LTD., a California Limited Partnership

By: Vilelli Enterprises, Inc., General Partner

By: Thomas R. Vilelli  
Thomas R. Vilelli, Vice President

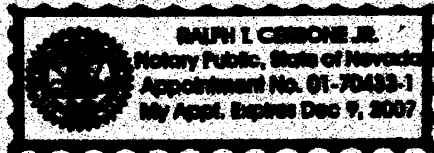
Thomas R. Vilelli  
Thomas R. Vilelli, individually

STATE OF NEVADA )  
COUNTY OF CLARK ) ss.

The foregoing instrument was acknowledged before me this 01 day of March, 2004, by Thomas R. Vilelli, individually, and by Thomas R. Vilelli, Vice President of Vilelli Enterprises, Inc., as General Partner of Rancho Durango, Ltd., a California Limited Partnership.

My Commission Expires: 12-09-2007 WITNESS my hand and official seal.

Ralph I. Gibson, Jr.  
NOTARY PUBLIC



Return To: Tom Gorton Const.  
211 Rock Point Dr #107  
Durango, CO 81301