

LEGAL DESCRIPTION:

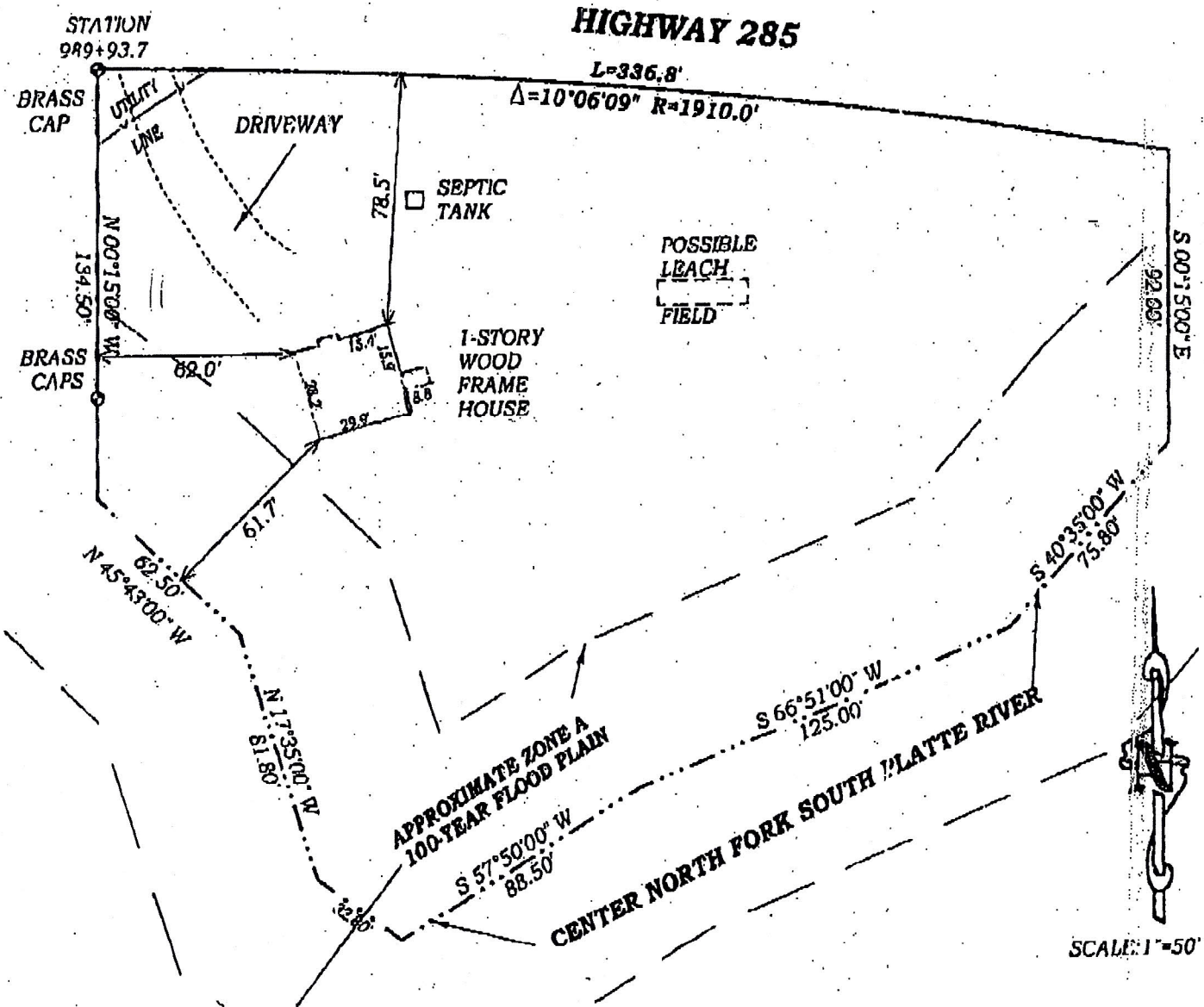
A tract of land in NE¼ NE¼, Section 26, Township 7 South, Range 73 West of the 6th Principal Meridian, described more particularly as follows:

Beginning at a point in the S right of way line of State Highway No. 285, from which the NE corner of Section 26, Township 7 South, Range 73 West, 6th Principal Meridian, bears N 7°43' E, 985.5 feet distant; thence S 0°15' E, 92 feet to the center of the N fork of the South Platte River; thence along this center of said river S 40°35' W, 75.8 feet; thence S 66°51' W, 125 feet; thence S 57°50' W, 88.5 feet; thence N 53°W, 32.8 feet; thence 17°35' W, 81.8 feet; thence N 45°43' W, 62.5 feet; thence leaving said river N 0°15' W, 134.5 feet to the NW corner of said tract being a point in the aforesaid highway right of way S line, at survey station designated 989+93.7; thence along this said right of way S line on a 3° curve (approximate) to the right 136.9 feet to the Corner of Beginning;

Except that tract of ground contained within the above tract, conveyed to James Charles Lewis and Edith Virginia Lewis, as described in deed recorded in Book 143 at Page 543,

Legal Property Address is 58412 Hwy 285 Shawnee, Co. 80475

County of Park,
State of Colorado



358 person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. The parties to the
359 dispute must agree, in writing, before any settlement is binding. The parties will jointly appoint an acceptable mediator and will share
360 equally in the cost of such mediation. The mediation, unless otherwise agreed, shall terminate in the event the entire dispute is not
361 resolved within 30 calendar days of the date written notice requesting mediation is delivered by one party to the other at the party's last
362 known address.
363

364 **26. ATTORNEY FEES.** In the event of any arbitration or litigation relating to this Seller Listing Contract, the arbitrator or court shall
365 award to the prevailing party all reasonable costs and expenses, including attorney and legal fees.
366

367 **27. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado Real Estate
368 Commission.)
369 n/a
370

371 **28. ATTACHMENTS.** The following are a part of this Seller Listing Contract:
372 n/a
373

374 **29. NO OTHER PARTY OR INTENDED BENEFICIARIES.** Nothing in this Seller Listing Contract shall be deemed to inure to the
375 benefit of any person other than Seller, Broker and Brokerage Firm.
376

377 **30. NOTICE, DELIVERY AND CHOICE OF LAW.**
378 **30.1. Physical Delivery.** All notices must be in writing, except as provided in § 30.2. Any document, including a signed
379 document or notice, delivered to the other party to this Seller Listing Contract, is effective upon physical receipt. Delivery to Seller
380 shall be effective when physically received by Seller, any signator on behalf of Seller, any named individual of Seller or
381 representative of Seller.

382 **30.2. Electronic Delivery.** As an alternative to physical delivery, any document, including any signed document or written
383 notice may be delivered in electronic form only by the following indicated methods: Facsimile E-mail Internet No
384 Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

385 **30.3. Choice of Law.** This Seller Listing Contract and all disputes arising hereunder shall be governed by and construed in
386 accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in this state for
387 property located in Colorado.
388

389 **31. MODIFICATION OF THIS LISTING CONTRACT.** No subsequent modification of any of the terms of this Seller Listing
390 Contract shall be valid, binding upon the parties, or enforceable unless made in writing and signed by the parties.
391

392 **32. COUNTERPARTS.** If more than one person is named as a Seller herein, this Seller Listing Contract may be executed by each
393 Seller, separately, and when so executed, such copies taken together with one executed by Broker on behalf of Brokerage Firm shall be
394 deemed to be a full and complete contract between the parties.
395

396 **33. ENTIRE AGREEMENT.** This agreement constitutes the entire contract between the parties, and any prior agreements, whether oral
397 written, have been merged and integrated into this Seller Listing Contract.
398

399 **34. COPY OF CONTRACT.** Seller acknowledges receipt of a copy of this Seller Listing Contract signed by Broker, including all
400 attachments.
401

402 Brokerage Firm authorizes Broker to execute this Seller Listing Contract on behalf of Brokerage Firm.
403

SELLER'S SIGNATURE

Mr S

DATE

7-9-2011

Max and Megan Shingara

16455 Wagon PL Parker Co. 80134,
Home #: 719 761 7977

404 Electronic Address: maxshingara814@hotmail.com
405

406 Broker's Name: Bob Register
407

Address: n/a
408

Phone No.: n/a

Fax No.: n/a

409 Electronic Address: bob@haydenoutdoors.com
410

PREPARED BY: Robert Register, Broker/Owner

LCSD-8-10. EXCLUSIVE RIGHT-TO-SELL LISTING CONTRACT. Colorado Real Estate Commission

RealFAST® Software, ©2011, Version 6.16. Software Registered to: Robert Register, Native Sons Team Hayden Outdoors

07/09/11 12:21:12

Page 7 of 8

No. 7446 P 1

Jul. 9. 2011 1:49PM

Native Sons Team
Hayden Outdoors
844 Beaver Pond Dr.
bob@haydenoutdoors.com
Divide, CO 80814
Phone: 719-686-8744, Fax: 719-686-1184

By: _____
Signature Robert Register Date

411 Electronic Address: n/a _____