

Exhibit A
Warranty Deed

Legal Description:

A tract of land lying and being in the Northwest Quarter Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$), of Section Sixteen (16), Township Thirty-four (34) North, Range One (1) West, N.M.P.M., Archuleta County, Colorado, and being more particularly described as follows, to-wit:

BEGINNING at a point whence the Northeast corner of said Section Sixteen (16) bears North $84^{\circ} 19'$ East, 4743.50 feet;

Thence running from said point of beginning:

South $0^{\circ} 19'$ East, 850.04 feet, more or less, to the South boundary line of the said Northwest Quarter Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Sixteen (16);

Thence running along said South boundary line, Westerly, 154.39 feet, more or less, to the East right-of-way line of the County Road;

Thence running along said East right-of-way line North $13^{\circ} 58'$ West, 616.25 feet;

Thence running North $38^{\circ} 14'$ East, 203.4 feet;

Thence running North $61^{\circ} 56'$ East, 195.57 feet, more or less, to the point of beginning, and containing 4.167 acres, more or less.