

### Mineral Rights

The following pages are the documents found in the books referenced in section 12 and 13 of the Title Commitment. The first one is the most recent (Book 2419 Page 674) stating that “the right, title and interest of the Golden Cycle in and to all coal, gas, oil and minerals in, under or underlying the following property”(page 1, paragraph 2) was sold from the Golden Cycle Corporation to Gilbert and Fannie Wilson. However, the only information we were able to find on Fannie was an obituary with no indication of Next of Kin or any other family members mentioned. Page 4 of the following documents is Fannie Wilson’s obituary. We were unable to find any record of Gilbert Wilson whatsoever in El Paso County. The rest of the documents/deeds are from the other books referenced in section 12 and 13 of the Title Commitment.

Book 2419, Page 674 from July 2, 1971 (pg. 2-3)

Fannie Wilson Obituary (pg. 4)

Book 2064, Page 44 from March 30, 1965 (pg. 5)

Book 2009, Page 226 from April 30, 1964 (pg. 6-13)

Book 1663, Page 98 from Jan 17, 1958 (pg. 14)

Book 447, Page 379 from Feb 21, 1916 (pg. 15)

JUL 2 1971

BOOK 2419 PAGE 674

Received at 1:37 o'clock P M.  
Reception No. 811824 HARRIET BEALS

PCD File # AL 1912

A G R E E M E N T

THIS AGREEMENT, Made and entered into this 30th day of June, 1971, by and between THE GOLDEN CYCLE CORPORATION, hereinafter called "Golden Cycle", Party of the First Part, and GILBERT WILSON and FANNIE WILSON, hereinafter called "Wilsons", Parties of the Second Part,

W I T N E S S E T H:

Golden Cycle agrees to sell to Wilsons and Wilsons agree to buy from Golden Cycle all of the right, title and interest of Golden Cycle in and to all coal, gas, oil and minerals in, under or underlying the following described property:

The North half of the Northeast quarter and the Southeast quarter of the Northeast quarter of Section 6, and that portion of the Southwest quarter of the Northeast quarter and of the East half of the Northwest quarter of Section 6, lying North and East of the right of way of the Chicago, Rock Island and Pacific Railway, and that portion of the North half of the Southeast quarter of Section 6, lying North of said right of way, and that portion of the North half of the Northwest quarter and of the Southwest quarter of the Northwest quarter and of the Northwest quarter of the Southwest quarter of Section 5 lying North and West of said right of way, in Township 14 South, Range 65 West of the 6th P. M.

The East half of the Southeast quarter, the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southwest quarter in Section 31, in Township 13 South, Range 65 West of the 6th P. M., excepting therefrom the right of way described in Deed to the Chicago, Rock Island and Colorado Railway Company, recorded April 13, 1888 in Book 91 at Page 341, affecting the Southeast quarter of the Southwest quarter of said Section 31, in Township 13 South, Range 65 West of the 6th P. M.; and together with the existing 30 foot right of way Westerly and over and across the North end of the Northwest quarter of said Section 6, used for ingress and egress to Powers Road, El Paso County, Colorado;

for the following price and upon the following terms and conditions:

The total purchase price shall be Twenty-seven Thousand Twenty Dollars (\$27,020.00) payable \$2,702.00 on or before August 1, 1971, and the balance of \$24,318.00 in four equal annual installments of \$6,079.50

Handwritten initials and numbers: 740, 9, 50

payable on or before the first days of August, 1972, 1973, 1974 and 1975, respectively, without interest.

At the time of each payment, or thereafter as requested by the Wilsons or their assigns, Golden Cycle will convey by quit-claim deed for all mineral rights one acre of the above described land for each \$70.00 paid. The description of the land in which mineral rights are to be conveyed shall be furnished by the Wilsons or their assigns.

Additional amounts over and above those hereinabove required may be paid at anytime.

This contract may be assigned by Wilsons and shall be binding upon the the assigns and successors in interest of the respective parties.

Executed at Colorado Springs, Colorado, the day and year first above written.

THE GOLDEN CYCLE CORPORATION

By Frank J. Savini, Vice President

ATTEST:



Paul W. Stewart

Party of the First Part

Gilbert Wilson  
Gilbert Wilson

Fannie Wilson  
Fannie Wilson  
Parties of the Second Part

Fannie Wilson Obituary

dignitymemorial.com

OBITUARY

*Fannie Marie Wilson*

AUGUST 31, 1933 - MARCH 29,  
2018



*Fannie Marie Wilson was born  
on August 31, 1933 in Kyger,  
Ohio and passed away on  
March 29, 2018 in Colorado  
Springs, Colorado.*



SEND FLOWERS

# Warranty Deed

(STATUTORY FORM)

**Know all Men by these Presents,** That I, Guss D. Hill .....

of the County of El Paso ..... and State of Colorado ....., for the consideration of One Dollar and other good and valuable considerations, in hand paid, hereby sell and convey to Cimarron Development Co., a Colorado Corporation, .....

of the County of El Paso ..... and State of Colorado ....., the following Real Property situate in the County of El Paso ..... and State of Colorado, to-wit:

All coal rights owned by the first party in the Southeast Quarter of the Southeast Quarter of Section 1, Township 14 South of Range 66 West of the 6th P.M. and all that part of Section 6, lying South and West of the Rock Island Railroad and all that part of the West half of Section 5, lying South and East of the Rock Island Railroad in Township 14 South of Range 65 West of the 6th P.M., containing 736.7 acres more or less.

*To Person*

with all its appurtenances and warrant the title to the same.

Signed and delivered this 24th day of March, 1965

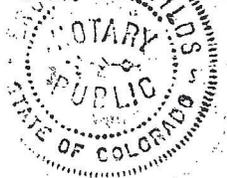
*Guss D. Hill*

STATE OF Colorado .....  
County of El Paso .....

} ss.

### STATUTORY ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 24th day of March, 1965, by Guss D. Hill.



Witness my hand and official seal, My commission expires August 25, 1968

*Ordie G. Shields*

NOTARY PUBLIC



2009-226

Received at 3:57 o'clock P.M. SEP 30 1936  
Receipt No. 3-11-156 HARRIET BEALS

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That THE GOLDEN CYCLE CORPORATION, a West Virginia corporation, for the consideration of Ten Dollars, and other good and valuable consideration, in hand paid, hereby sells and quit claims to THE PIKES PEAK MINING AND FUEL COMPANY, a Colorado corporation, the following real property situate in the County of El Paso and State of Colorado, to-wit:

FIRST SECTION

Ownership of all deposits of coal contained in the following described lands, together with the right to go upon said lands without interfering with the improvements or crops of the various grantees named below in this section of this deed, for the purpose of drilling the said lands in prospecting for such deposits of coal, and the further right to mine and remove all such deposits of coal from said lands, together with such use and occupation of such portion thereof as may be reasonably necessary for mining and transportation purposes while said coal is being so mined and removed, as said rights were conveyed to The Golden Cycle Corporation by deed recorded January 11, 1936 in Book 910 at Page 302, El Paso County records:

The East half of Section 5; that part of the Northeast quarter of the Northeast quarter of Section 17 lying East of that portion of the right of way of the Colorado and Southern Railway running in a Northwesterly and Southeasterly direction across portions of said Section 17; the South half of Section 8 except that portion thereof located within the right of way of the Colorado and Southern Railroad and the County road; and that portion of the Northeast quarter of Section 8 lying East of the right of way of the Colorado and Southern Railway; all in Township 14 South, Range 65 West of the 6th P.M.; and

Section 25; Section 35; and the South half and the Northeast quarter of Section 26; all in Township 13 South, Range 66 West of the 6th P.M.; and

That portion of the South half of Section 2 lying North of the right of way of the Chicago, Rock Island and Pacific Railroad; the North half of Section 2; the North half of the Northwest quarter and the Southwest quarter of the Northwest quarter of Section 12; and the North half and the Southwest quarter, except the right of way of the Chicago, Rock Island and Pacific Railroad, and the Northwest quarter of the Southeast quarter of Section 1; all in Township 14 South, Range 66 West of the 6th P.M.; and

That part of the South half of Section 3, Township 14 South, Range 66 West of the 6th P.M. lying North of the right of way of the Chicago, Rock Island and Pacific Railway, except that part thereof described in Quit Claim Deed recorded in Book 1789 at Page 634, in Quit Claim Deed recorded in Book 1669 at Page 39, in Quit Claim Deed recorded in Book 1678 at Page 286, and in Quit Claim Deed recorded in Book 1488 at Page 210, El Paso County records.

It is the intention and purpose of this conveyance to convey to The Pikes Peak Mining and Fuel Company all of the rights reserved with respect to the lands described above in this section, in the deeds from The East Colorado Springs Land Company on the following dates to the following various grantees: Dated November 18, 1918 to Orrie W. Stewart; Dated September 6, 1919 to R. J. Meenach; Dated April 10, 1919 to Emeline McCluskey; Dated April 17, 1917 to John W. Hartsock and Leah A. Hartsock; Dated May 16, 1919 to Leon W. King; Dated April 17, 1917 to G. A. Gwillim; Dated March 10, 1920 to John M. Smith, Charlotte Smith and Albert G. Wittman; Dated March 10, 1920 to Ralph D. Iliff; Dated February 10, 1916 to Edwin J. Jackson and Lillie B. Jackson; Dated July 27, 1916 to John W. Pring; Dated November 1, 1916 to William S. Galley; Dated August 18, 1916 to William J. Pring; Dated January 24, 1918 to Ellis E. Noe; and Dated March 13, 1916 to Burke Potter.

SECOND SECTION

The ownership of all deposits of coal contained in the following described lands, together with the right to go upon said lands without interfering with the improvements or crops of the various grantees named below in this section, for the purpose of drilling the said lands in prospecting for such deposits of coal, and the further right to mine and remove all such deposits of coal from said lands, together with such use and occupation of such portion thereof as may be reasonably necessary for mining and transportation purposes while said coal is being so mined and removed; to-wit:

The East half of the Southeast quarter, the Southwest quarter of the Southeast quarter, and the Southeast quarter of the Southwest quarter of Section 31, Township 13 South, Range 65 West of the 6th P.M.

All of the Northeast quarter, except that portion thereof contained in and lying Southwest of the right of way of the Chicago, Rock Island and Pacific Railroad; that portion of the Southeast quarter lying North of said right of way; and that portion of the Northwest quarter lying North of said right of way; all in Section 6; and those portions of the Northwest quarter and the Southwest quarter of Section 5 lying North of said right of way; all in Township 14 South, Range 65 West of the 6th P.M.

The Northeast quarter of Section 12; the Southeast quarter of the Northwest quarter of Section 12; and that part of the South half of Section 2, lying South of the right of way of the Chicago, Rock Island and Pacific Railroad; all being in Township 14 South, Range 66 West of the 6th P.M.

It is the intention and purpose of this conveyance to convey to the grantee all of the rights reserved with respect to the lands described above in this section, in those deeds of the following dates from the East Colorado Springs Land Company to the following various grantees: Dated December 6, 1917 to Charles E. Walker; Dated March 21, 1916 to Victor E. Vergeront; Dated March 21, 1916 to Julian Vergeront and Mary Vergeront; and Dated November 12, 1917 to B. W. Babcock.

## THIRD SECTION

Ownership of all deposits of coal and oil and gas contained in the following described lands, together with the right to go upon said lands without interfering with the improvements or crops of Victor Vergeront, for the purpose of drilling the said lands in prospecting for such deposits of coal and oil and gas and the further right to mine and remove all such deposits from said land, together with such use and occupation of such portion thereof as may be reasonably necessary for mining, pumping, piping and transportation purposes (all pipes to be properly buried) while said deposits are being produced and removed, as said rights were conveyed to The Golden Cycle Corporation by deed recorded January 11, 1936 in Book 910 at Page 302, El Paso County records.

That part of the Southwest quarter of the Southeast quarter of Section 1, Township 14 South, Range 66 West of the 6th P.M. lying East and South of the County Road thereon and containing 20.10 acres more or less.

It is the intention and purpose of this conveyance to convey to the grantee herein all of the rights reserved with respect to the lands described above in this section, in that certain deed Dated October 14, 1919 between the East Colorado Springs Land Company and Victor Vergeront.

## FOURTH SECTION

All coal, oil, and minerals, and all coal, oil and mineral rights, together with the right of ingress and egress, and the right to use so much of the surface of said land as may be necessary for the removal of said coal, oil or minerals, so long as the use of said surface does not interfere with buildings or structures placed thereon, to the following described lands:

All of the Northwest quarter of the Northwest quarter of Section 29, Township 13 South Range 66 West of the 6th P.M. more particularly described as follows: Commencing at the Northwest corner of Section 29; thence running South along the West line of Section 29, 1320.35 feet; thence angle left  $90^{\circ} 6'$  1319.83

feet to the center of the Northwest quarter of Section 29; thence angle left  $89^{\circ} 54'$  1320.25 feet to a point on the Northwest corner of the Northeast quarter of the Northwest quarter of Section 29; thence angle left  $90^{\circ} 6'$  1319.65 feet, thence running along the North line of Section 29 to the point of beginning.

A part of the Southwest quarter of the Northwest quarter of Section 29, Township 13 South, Range 66 West of the 6th P.M., described as follows: Commencing at a point 1320.35 feet South of the Northwest corner of Section 29; thence running South 487.05 feet to a point; thence angle left  $136^{\circ} 34'$  464 feet; thence right 473.4 feet on a curve, whose radius is 383.1 feet to a point; thence angle right from point of tangent of said curve 630 feet; thence angle left  $114^{\circ} 26'$  310 feet; thence angle left  $90^{\circ} 6'$  1319.83 feet to the point of beginning.

A portion of the East half of the Northwest quarter of Section 29, Township 13 South, Range 66 West of the 6th P.M., described as follows: Beginning at a point on the North South center line of said Section 29, a distance of 656.47 feet North of the center of said Section 29, said point of beginning being on the Northerly right of way of the County Road, known as Cragmoor Road; thence Northerly 1975.92 feet to the North quarter corner of said Section 29; thence angle left  $90^{\circ} 0'$  Westerly 815.85 feet; thence angle left  $89^{\circ} 55'$  a distance of 330.3 feet; thence angle right  $89^{\circ} 55'$  a distance of 500 feet; thence angle left  $89^{\circ} 55'$  a distance of 1309.01 feet, more or less, to a point on the Northeasterly line of the aforementioned Cragmoor Road; thence angle left  $66^{\circ} 0'$  a distance of 483.8 feet along said Northeasterly road line to a point of curve; thence on a curve to the left whose radius is 1075.77 feet and whose central angle is  $16^{\circ} 28'$  on arc a distance of 309.17 feet to a point of tangent; thence tangent a distance of 418.62 feet to a point of curve; thence on a curve to the left whose radius is 628.83 feet and whose central angle is  $14^{\circ} 43'$  an arc distance of 161.51 feet to a point of tangent; thence tangent a distance of 3.74 feet to the place of beginning, except that part thereof described in Quit Claim Deed recorded in Book 1762 at Page 425, El Paso County records.

It is the intention and purpose of this conveyance to convey to the grantee herein all of the rights reserved by the grantor with respect to the lands described above in this section, in that certain Warranty Deed dated June 26, 1947 and recorded July 1, 1947 in Book 1128 at Page 320, El Paso County Records and that certain Warranty Deed dated October 25, 1949 and recorded October 26, 1949 in Book 1230 at Page 53, El Paso County Records and not conveyed by deed dated August 7, 1959 and recorded August 27, 1959 in Book 1762 at Page 425, El Paso County Records.

#### FIFTH SECTION

All mineral rights of any kind and character whatsoever in and to the North half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 29, Township 13 South, Range 66 West of the 6th P.M. containing 5 acres more or less, stipulating, however, that the grantee will not mine any coal from under this property.

It is the intention and purpose of this conveyance to convey to the grantee herein all of the rights reserved with respect to the lands described above in this section, in that certain Warranty Deed recorded September 28, 1928 in Book 814 at Page 429, El Paso County Records.

#### SIXTH SECTION

All oil and oil rights in and to a portion of the South half of the Northwest quarter of Section 29, Township 13 South, Range 66 West of the 6th P.M. which lies South of the Cragmoor Road, described as follows: Beginning at a point on the South line of the Northwest quarter of said Section 29, 30 feet East of the quarter corner common to Sections 29 and 30; thence Northerly parallel to the West line of said Northwest quarter a distance of 400 feet; thence angle left  $90^{\circ} 13'$  a distance of 30 feet to a point on the West line of said Northwest quarter that is 400 feet North of the aforesaid West quarter corner; thence angle right  $90^{\circ} 13'$  and run Northerly along the West line of said Southwest quarter a distance of 338.19 feet to a point on the Southeasterly line of the county

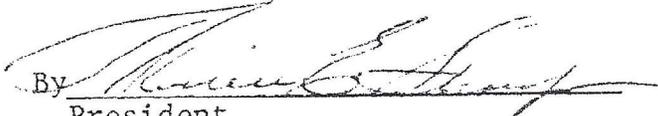
road known as Cragmoor Road; thence angle right  $43^{\circ} 57'$  a distance of 383.35 feet to a point of curve; thence on a curve to the right, whose radius is 540.73 feet and whose central angle is  $70^{\circ} 3'$  an arc distance of 661.18 feet; thence tangent 941.1 feet to a point of curve; thence on a curve to the left whose radius is 1135.77 feet and whose central angle is  $16^{\circ} 28'$  an arc distance of 326.39 feet; thence tangent a distance of 418.62 feet to a point of curve; thence on a curve to the left whose radius is 688.83 feet an arc distance of 173.18 feet to the point where said arc intersects the North South center line of said Section 29; thence Southerly along said section center line a distance of 596.01 feet to the center of said Section 29; thence angle right  $89^{\circ} 52'$  Westerly along the South line of the Northwest quarter of said Section 29 a distance of 2607.50 feet to the place of beginning.

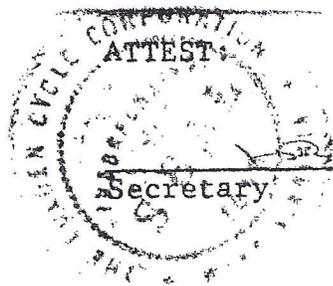
It is the intention and purpose of this conveyance to convey to the grantee herein all of the rights reserved by the grantor with respect to the lands described above in this section, by that certain Warranty Deed dated July 17, 1947 and recorded July 26, 1947 in Book 1128 at Page 373, El Paso County Records, and not conveyed and still reserved by Quit Claim Deed dated January 24, 1951 and recorded in Book 1282 at Page 81, El Paso County records.

With all its appurtenances.

IN WITNESS WHEREOF, the grantor has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, this 21st day of April, 1964.

THE GOLDEN CYCLE CORPORATION

By   
President



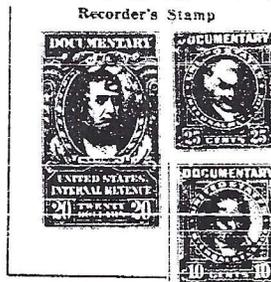


Recorded at 11:00 o'clock A.M., January 17, 1958

Reception No. 60002 Charles Ozias Recorder.

60002

THIS DEED. Made this 5th day of December in the year of our Lord one thousand nine hundred and fifty-six between THE GOLDEN CYCLE CORPORATION a corporation duly organized and existing under and by virtue of the laws of the State of West Virginia of the first part, and GUSS D. HILL



of the County of El Paso and State of Colorado of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS- to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby conferred and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs, and assigns forever, all of the following described lots or parcels of land, situate, lying and being in the County of El Paso and State of Colorado, to-wit:

11711

All coal rights owned by the first party in the Southeast Quarter of the Southeast Quarter of Section 1, Township 14 South of Range 65 West of the 6th P.M. and all that part of Section 6, lying South and West of the Rock Island Railroad and all that part of the West half of Section 5, lying South and East of the Rock Island Railroad in Township 14 South of Range 65 West of the 6th P.M., containing 736.7 acres more or less.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party 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, his heirs and assigns forever. And the said THE GOLDEN CYCLE CORPORATION

party of the first part, for itself, and his successors, doth covenant, grant, bargain, and agree to and with the said party of the second part, his heirs and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever; SUBJECT to taxes for the year 1957 and subsequent years

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, his heirs and assigns, against all and every person or persons lawfully claiming or to claim, he whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its Vice President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest: THE GOLDEN CYCLE CORPORATION Secretary. By Max W. Bowen Vice President.

STATE OF COLORADO, County of EL PASO ss. The foregoing instrument was acknowledged before me this 19 56, by MAX W. BOWEN as Vice President and H. BATES as Secretary of THE GOLDEN CYCLE CORPORATION a corporation. My notarial commission expires Witness my hand and official seal.

Notary Public.

