

BARGAIN AND SALE DEED

GRASSY CREEK HOLDING COMPANY, LLC, a Colorado limited liability company, grantor, for good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby sells and conveys to MOUNTAIN ADVENTURE PROPERTY INVESTMENTS, LLC, a Colorado limited liability company, grantee, whose legal address is: 120 W. Broadway, Altus, OK 73521, the following real property in the County of Routt, and State of Colorado:

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 13, LOT 14, LOT 15, LOT 18, LOT 28, LOT 29, LOT 30, LOT 36, LOT 37, LOT 38, LOT 39, and LOT 40, GRASSY CREEK AT MT. HARRIS FINAL PLAT

with all its appurtenances.

[No documentary fee per CRS 39-13-102(2)(a).]

Grantor has executed this deed to be effective as of the 13th day of OCTOBER, 2006.

GRASSY CREEK HOLDING COMPANY, LLC, a Colorado limited liability company

By: [Signature]
Roger Johnson, II, Secretary of Jaltar, Inc., General Partner for Telemark, LP Manager of Mount Davis, LLC, Member and Manager of Grassy Creek Holding Company, LLC

STATE OF COLORADO, COUNTY OF ROUTT) ss:

The foregoing instrument was acknowledged before me this 13th day of October, 2006 by Roger Johnson, II, Secretary of Jaltar, Inc., General Partner for Telemark, LP Manager of Mount Davis, LLC, Member and Manager of Grassy Creek Holding Company, LLC.

Witness my hand and seal.

[Signature]
Notary Public

My commission expires:

STATE OF COLORADO
NOTARY PUBLIC
JONATHAN MELVIN
Commission Expires 10/26/2006

Return to grantee