

This Deed, Made this fourteenth day of August in the year of our Lord
one thousand nine hundred and thirty-six between F. O. Stanley

of the County of Larimer and State of Colorado, of the first part, and
Town of Estes Park, Colorado, a municipal corporation
of the County of Larimer 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
One and no/100 DOLLARS,
to the said party of the first part in hand paid by the said party of the second part, the
receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed,
and by these presents do as grant, bargain, sell, convey and confirm, unto the said party of the

All that part of the North $\frac{1}{2}$ of Section 30, Township 5 North of Range 72 West of the 6th Principal Meridian, being bounded as follows, to-wit: On the South by the South line of said Section 30; on the East by the East line of said Section 30; on the North by the center line of highway known as Colorado State Highway No. 16 (as at this time located and in part determined by deed heretofore executed to George B. Storer); and on the West by the center line of Colorado State Highway No. 7 as the same is now located. Said tract contains 54 acres more or less. This conveyance is made subject to rights-of-way for roads and subject to Stanley restrictions hereinafter mentioned. There is also herewith conveyed any and all water rights appertaining to said land.

The above described land is hereby conveyed to the said Town of Estes Park for use by said Town solely as a public park and recreation grounds. The Town shall have full control and use of said premises for such purposes and may improve and beautify said lands to carry out such purposes. The Town may construct such improvements thereon as said Town may deem necessary and proper for the carrying out of the purposes herein specified. The Town may permit such lands to be used for public entertainment upon such terms and conditions and for such rental as it may deem proper; but the Town shall not sell or otherwise dispose of said property and should the said Town attempt to sell said property or dispose of the same or should said property be used for any other purposes than those herein specified, then and in that event said property shall revert to the grantor, his heirs, executors, personal representatives, or assigns.

It is further stipulated that said lands shall be designated and known as Stanley Park.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, do as covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance. In law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as 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, except the 1936 taxes, payable in 1937.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the 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 has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

F. O. Stanley

