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SPECIAL WARRANTY DEED

R.E. No. 15819

THIS INDENTURE, made this 15th day of June, A.D., 1992, between JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a corporation duly organized under the laws of the Commonwealth of Massachusetts and having its principal place of business in Boston, in the County of Suffolk, and Commonwealth of Massachusetts, (Grantor), and ALEXANDER THOMAS McCULLOCH, JR. and CAROLE S. McCULLOCH, as joint tenants with rights of survivorship and not as tenants in common, having a mailing address at 1655 Timber Valley Rd, Co Spgs
Co. 80919, (Grantee),

WITNESSETH, That the Grantor, for the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, to it paid by the Grantee, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee the following land and improvements thereon, (Premises), situated in the County of Pueblo, and State of Colorado, and more particularly described as follows:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF)

The Premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor, and are also conveyed subject to the rights of any tenants or lessees, any persons in possession; all outstanding mineral rights or reservations, oil, gas or mineral leases; water districts, water rights; restrictions or reservations; roadways, rights of way, easements; any contracts purporting to limit or regulate the use, occupancy or enjoyment of said Premises; and any matters which could be disclosed by an accurate, current survey or inspection of said Premises.

TO HAVE AND TO HOLD the above-described Premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, their heirs and assigns, forever.

And Grantor does hereby warrant and forever defend all and singular the said Premises unto the Grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under it, except as aforesaid, but against none other.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed and these presents to be signed in its name and behalf by Paul A. Meissner, Jr., one of its Assistant Treasurers, on the day and year first-above written.

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY

By Paul A. Meissner, Jr., Assistant Treasurer

THE COMMONWEALTH OF MASSACHUSETTS)

COUNTY OF SUFFOLK)

ss.

001A#3908 *** DECFEE \$117.50

On this 15th day of June, 1992, before me, the undersigned, a Notary Public in and for the said Commonwealth, residing therein, duly commissioned and sworn, personally appeared Paul A. Meissner, Jr. to me personally known, who by me duly sworn, did say that he is an Assistant Treasurer of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and as the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in said County the day and year in this certificate first above written.

My commission expires:
August 9, 1996

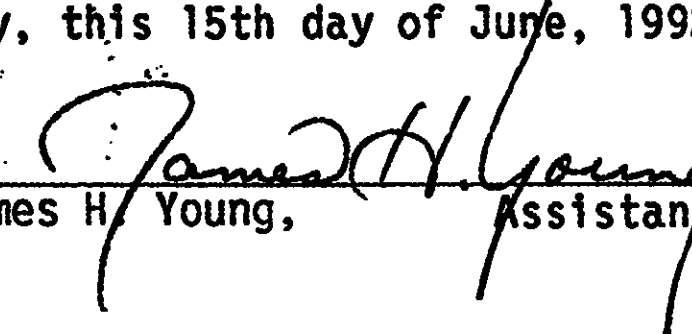
Marie C. O'Brien
Marie C. O'Brien
Notary Public in and for said Commonwealth

NO REAL PROPERTY
TRANSFER DECLARATION
ACCOMPANIED THIS DOCUMENT

At a meeting of the Board of Directors of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY held December 9, 1991, a quorum being present it was

VOTED: That the Chairman of the Board, the President, the Vice Chairman of the Board, the Chief Financial Officer, the General Counsel, any Senior Executive Vice President, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, any Treasury Officer, any Senior Investment Officer, any Investment Officer, any Senior Mortgage Investment Officer and any Mortgage Investment Officer of the Company, or any one of them, are hereby authorized to execute and seal with the corporate seal, acknowledge, and deliver any and all instruments required in connection with any investment, sale or loan authorized by the Committee of Finance.

I hereby certify that the above is a true copy of a vote passed December 9, 1991, by the Board of Directors of JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY; that the same still remains in force, and that Paul A. Meissner, Jr. is an Assistant Treasurer of the Company, this 15th day of June, 1992.


James H. Young,

Assistant Secretary

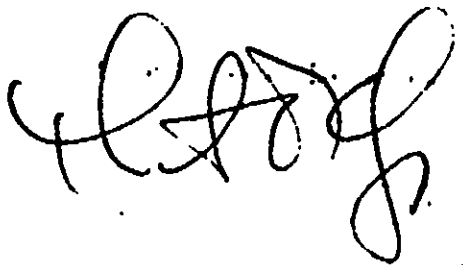


EXHIBIT "A"

Township (19) South, Range (63) West of (6th) P.M.

Section 4: S1/2
 Section 5: S1/2
 Section 6: All
 Section 7: All
 Section 8: All
 Section 9: NW1/4
 Section 17: N1/2; SW1/4; SE1/4SE1/4; W1/2SE1/4
 Section 18: All
 Section 19: E1/2E1/2; NW1/4NE1/4; SW1/4SE1/4; W1/2NW1/4
 Section 20: All
 Section 21: S1/2; NW1/4
 Section 31: W1/2

EXCEPTING from Sections 6, 7, 8, 17, 20 and 21, those portions thereof conveyed to the Public Service Company of Colorado being more particularly described in document recorded in Book 1679 at Page 697.

Township (18) South, Range (64) West of (6th) P.M.

Section 4: All
 Section 5: All
 Section 6: E1/2; S1/2SW1/4
 Section 7: SE1/4NE1/4; N1/2NE1/4
 Section 8: E1/2; NW1/4
 Section 9: All
 Section 16: All
 Section 17: S1/2NE1/4; NE1/4NE1/4; SE1/4SW1/4; SE1/4
 Section 20: S1/2; NE1/4; E1/2NW1/4
 Section 21: All
 Section 28: All
 Section 29: All
 Section 31: E1/2SE1/4
 Section 32: All
 Section 33: All

Township (19) South, Range (64) West of (6th) P.M.

Section 1: All
 Section 2: All
 Section 3: All
 Section 4: All
 Section 5: E1/2; NW1/4; NE1/4SW1/4
 Section 10: All
 Section 11: All
 Section 12: All
 Section 13: All
 Section 14: All
 Section 22: SE1/4; E1/2NE1/4
 Section 23: All
 Section 24: All
 Section 25: All
 Section 26: All
 Section 27: E1/2
 Section 34: NE1/4
 Section 35: N1/2

Together with all water and water rights, ditch and ditch rights, reservoir and reservoir rights attached to and used in connection with the above described property and including, but not limited to all right, title and interest in and to the Benesch Ditch Decree as decreed in the District Court of Pueblo County, Colorado, on March 23, 1896, in the amount of 1.2 c.f.s. and as further adjudicated in the Water Court, Division II, State of Colorado under Case No. W-64 dated November 9, 1972. Also, livestock pipeline well permitted by State Engineer, State of Colorado, under Permit No. 159122.

Together with a non-exclusive right of way not exceeding 60 feet in width over an existing road running East and West on or in the general location of the common section lines of the South section line of Sections 34 and 35, Township 18 South, Range 64 West of the 6th P.M., and the North section line of Sections 2 and 3, Township 19 South, Range 64 West of the 6th P.M., said right of way and road lying West of a point in which the road intersects with a Colorado Interstate Gas Company underground pipeline right of way;

EXCEPTING AND RESERVING unto Grantor a non-exclusive right-of-way not exceeding 60 feet in width over an existing road running East and West on, or in the general location of the common section lines of the south section lines of Sections 32 and 33, in Township 18 South, Range 64 West of the 6th P.M., and the north section lines of Sections 4 and 5, in Township 19 South, Range 64 West of the 6th P.M.;

BEING a portion of the premises conveyed to Grantor by Deed dated January 6, 1987, recorded in the Office of the Clerk and Recorder of Pueblo County, Colorado, in Book 2328, at Page 65, as Document No. 821910, on January 7, 1987.