

2017  
 Filed for Record in  
 RIO GRANDE

Recording requested by:

American Farmland Trust  
 Herrick Mill  
 One Short Street  
 Northampton, MA 01060  
 Attn: Director of Land Protection

AMEND/ESMNT 113.00  
 OR BOOK PAGE

Instrument OR BOOK PAGE

AMENDED AND RESTATED  
 DEED OF AGRICULTURAL CONSERVATION EASEMENT

THIS DEED OF AGRICULTURAL OPEN SPACE CONSERVATION EASEMENT ("Easement") granted this \_\_\_\_\_, 2017 by the \_\_\_\_\_ and the \_\_\_\_\_ (collectively, "Grantor"), having an address at \_\_\_\_\_ Ranch, \_\_\_\_\_ to AMERICAN FARMLAND TRUST ("Grantee"), a District of Columbia nonprofit corporation having an address at 1150 Connecticut Avenue, NW, Suite 600, Washington DC 20036..

WITNESSETH:

Grantor is the owner of certain real property in Rio Grande County, Colorado comprising 760 acres, more or less, as more particularly described in Exhibit A attached hereto (the "Property").

The Property is encumbered by three separate agricultural conservation easements: (i) a Deed of Agricultural Conservation Easement held by Grantee granted on \_\_\_\_\_ and recorded in the real property records of the Rio Grande County Clerk and Recorder on \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_, as amended by an Amendment to Deed of Agricultural Conservation Easement recorded \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_, encumbering 400 acres of the Property; (ii) a Deed of Agricultural Conservation Easement held by Grantee granted on \_\_\_\_\_ and recorded in the real property records of the Rio Grande County Clerk and Recorder on \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ encumbering 200 acres of the Property; and (iii) a Deed of Agricultural Conservation Easement granted on \_\_\_\_\_ and recorded in the real property records of the Rio Grande County Clerk and Recorder on \_\_\_\_\_ in Book \_\_\_\_\_ at Page \_\_\_\_\_ encumbering 160 acres of the Property (collectively, the "Original Easements").

Grantor and Grantee intend that this Easement and its terms amend, supersede, and replace the Original Easements in their entirety. Grantor intends that this Easement further the conservation purposes of the Original Easements; enhance the protection of the conservation values of the Property, and clarify and more specifically define certain terms, restrictions, and uses described in the Original Easements.

Grantee is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and meets the requirements of Section 509(a)(2) of the Code. Grantee is a "qualified organization," as such term is defined in Section 170(h)(3) of the Code, and is qualified to hold conservation easements under the laws of the State of Colorado.