EAGLE COUNTY, CO
TEAK J SIMONTON
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02/06/2008

QUIT CLAIM DEED

THIS DEED, effective as of and immediately following close of business December 31, 2006, between ALEJANDRO BURILLO AZCARRAGA whose address is:

6108 McPherson Rd., Suite 3, Laredo, TX 78041
of the County of WEBB and State of TEXAS, grantor, and

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PEGASO VAIL REAL ESTATE, LLC a Colorado Limited Liability Company, whose legal address is:

705 West Lionshead Circle, Vail, CO 81657
of the County of EAGLE and State of COLORADO, grantee,

WITNESS, that the grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does remise, release, sell and QUITCLAIM unto the grantee, its heirs, successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of EAGLE and State of COLORADO, described as follows:

Lot 16, Block 1, Vail Village First Filing, County of Eagle, State of Colorado, also known by street and number as: 365 MILL CREEK CIRCLE, VAIL, CO 81657

SUBJECT, however, to all valid existing interests, including but not limited to the lien of the deed of trust recorded February 1, 1994, in the real property records of Eagle County, Colorado and the lien of the deed of trust recorded April 5, 2005, in the real property records of Eagle County, Colorado.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to the only proper use, benefit and behoof of the grantee, its heirs and assigns, forever.

IN WITNESS WHEREOF, the grantor has executed this deed effective as of, and immediately following, close of business December 31, 2006.

ALEJANDRO BURILLO AZCARRAGA

STATE OF Colorado)
) ss.
COUNTY OF Eagle)

The foregoing instrument was acknowledged before me this 19 day of September, 2007, by ALEJANDRO BURILLO AZCARRAGA.

Witness my hand and official seal:

My commission expires:

EUSTAQUIO CORTINA
Notary Public
State of Colorado
My Commission Expires October 29, 2008