

WARRANTY DEED

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THIS DEED, Made this 28th day of January, 1994, between KEITH L. BROWN and CAROL L. BROWN of the County of Eagle and State of Colorado, grantor, and NORTHWIND DEVELOPMENT, L.C., A TEXAS LIMITED LIABILITY COMPANY DOING BUSINESS IN COLORADO AS NORTHWIND DEVELOPMENT, L.L.C. whose legal address is 1202 Del Mar Blvd., #7, Laredo, Texas 78041 of the County of Webb and State of Texas, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in County of Eagle and State of Colorado described as follows:

Lot 16,
Block 1,
VAIL VILLAGE, FIRST FILING

COUNTY OF EAGLE
STATE OF COLORADO

(SCHEDULE # 0007400)

as known by street and number as: 365 Mill Creek Circle, Vail, CO 81657

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has 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, encumbrances and restrictions of whatever kind or nature soever, except

Those matters set forth in Exhibit A attached hereto and made a part hereof.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Keith L. Brown

Keith L. Brown

Carol L. Brown

Carol L. Brown

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State of Colorado)
County of Eagle) ss.

The foregoing instrument was acknowledged before me this 28th
day of January, 1994, by Keith L. Brown and Carol L. Brown.



My ~~commission~~ expires July 1, 1997, Witness my hand and .

Sandra L. Malloy
Notary Public

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EXHIBIT A

Attached to and made a part of Warranty Deed from KEITH L. BROWN and CAROL L. BROWN , Grantor, to NORTHWIND DEVELOPMENT, L.C., A TEXAS LIMITED LIABILITY COMPANY DOING BUSINESS IN COLORADO AS NORTHWIND DEVELOPMENT, L.L.C. , Grantee,

Taxes for the year 1994, not yet a lien due and payable.

Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded April 12, 1899 in Book 48 at Page 475, reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States.

Terms, conditions, reservations, restrictions and obligations as contained in the Protective Covenants for Vail Village First Filing, recorded August 10, 1962 in Book 174 at Page 179 as Reception No. 96381 and Notice, recorded April 10, 1981 in Book 321 at Page 423 as Reception No. 217791.

Easements, restrictions and rights-of-ways as shown on the plat of Vail Village First Filing, which is a utility easement across the southeasterly 10 feet of lot 16.

Terms, conditions, restrictions and reservations contained in Improvement Location Certificate dated October 18, 1993 prepared by Stan Hogfeldt, P.L.S. 26598.

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