



STATE DOCUMENTARY FEE
Date: April 30, 2010
\$ 135.90

WARRANTY DEED

THIS DEED, Made on this day of April 30, 2010, between
LAWRENCE REGER

of the _____ County of _____ and State of NEW YORK, of the Grantor(s), and
AVESA LLC, A DELAWARE LIMITED LIABILITY COMPANY

whose legal address is : REFORMA 2620-602, LOMAS ATLAS, MEXICO D.F. 11950, MEXI
of the _____ County of _____ and State of _____, of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$1,359,000.00)

*** One Million Three Hundred Fifty Nine Thousand and 00/100 *** DOLLARS

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(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the _____ County of EAGLE and State of Colorado, described as follows:

CONDOMINIUM UNIT 403-404, MONTANEROS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEROF RECORDED APRIL 27, 1973 IN BOOK 228 AT PAGE 871, AND AS DEFINED IN THE CONDOMINIUM DECLARATION RECORDED MARCH 26, 1973 IN BOOK 228 AT PAGE 375, AND FIRST AMENDMENT RECORDED NOVEMBER 19, 2008 RECEPTION NO. 200824777, COUNTY OF EAGLE, STATE OF COLORADO.

also known as street number 684 WEST LIONSHEAD CIRCLE AKA UNIT 403/404 MONTANEROS CONDOS VAIL CO 81657

TOGETHER with all and singular and 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(s), 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 appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), 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, all taxes and assessments for the year 2010 and the matters stated in Section 13 (transfer of title) of the Contract to Buy and Sell Real Estate (a) those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Title Review); (b) distribution utility easements (including Cable TV); (c) those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Matters not Shown by the Public Records) and Section 8.3 (Survey Review); (d) inclusion of the Property within any special tax district; and, (e) other

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), 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, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

BY: L Reger
LAWRENCE REGER

STATE OF Colorado)
County of Eagle)ss.

GAIL B.W.L. FERRY
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 11/09/2013

The foregoing instrument was acknowledged before me on this day of April 30th, 2010
by LAWRENCE REGER

My commission expires 11/9/2013
Witness my hand and official seal.

Gail B.W.L. Ferry
Notary Public



Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# VA50028324
Title# V50028324

When Recorded Return to: AVESA LLC, A DELAWARE LIMITED LIABILITY COMPANY

REFORMA 2620-602, LOMAS ATLAS, MEXICO D.F., 11950,
(9548182)

Form 82 08/29/04 WD.OPEN WARRANTY DEED (Photographic)