



State Documentary Fee
Date: February 11, 2013
\$ 160.00

Warranty Deed
(Pursuant to 38-30-113 C.R.S.)

THIS DEED, made on **February 11, 2013** by **AVESA LLC, A DELAWARE LIMITED LIABILITY COMPANY** Grantor(s), of the County of _____ and State of **NEW YORK** for the consideration of **(\$1,600,000.00) *** One Million Six Hundred Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **JOSE ORTEGA AND LETICIA ORTEGA** Grantee(s), as Joint Tenants whose street address is **200 SOUTH BISCAYNE BLVD., SUITE 4400 MIAMI, FL 33131**, County of _____, and State of **FLORIDA**, the following real property in the County of **Eagle**, and State of **Colorado**, to wit:

CONDOMINIUM UNIT 403-404, MONTANEROS CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP THEREOF 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. 280824777, COUNTY OF EAGLE, STATE OF COLORADO.

also known by street and number as: **684 WEST LIONSHEAD CIRCLE AKA UNIT 403/404 MONTANEROS CONDOMINIUMS VAIL CO 81657**

with all its appurtenances and warrants the title to the same, subject to **EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

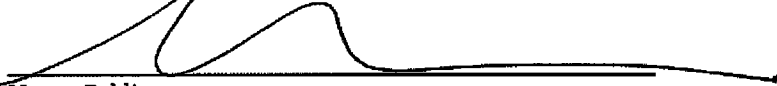
AVESA LLC, A DELAWARE LIMITED LIABILITY COMPANY


BY: **AGUSTIN RODRIGUEZ, MANAGER**

SARAH K. DORMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054023079
My Commission Expires June 9, 2013

State of **COLORADO**)
County of **EAGLE**) ss.

The foregoing instrument was acknowledged before me on this day of **February 11, 2013** by **AGUSTIN RODRIGUEZ, AS MANAGER OF AVESA LLC, A DELAWARE LIMITED LIABILITY COMPANY**


Notary Public
My commission expires 6/9/13

When Recorded Return to: **JOSE ORTEGA AND LETICIA ORTEGA**
200 SOUTH BISCAYNE BLVD., SUITE 4400 MIAMI, FL 33131



EXHIBIT "A"

Property Address: **684 WEST LIONSHEAD CIRCLE AKA UNIT 403/404 MONTANEROS CONDOMINIUMS VAIL CO
81657**

RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED SEPTEMBER 04, 1923, IN BOOK 93 AT PAGE 98.

RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED OCTOBER 15, 1971, IN BOOK 221 AT PAGE 991.

TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED FEBRUARY 21, 1984 IN BOOK 378 AT PAGE 910.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED April 05, 2005 AT RECEPTION NO. 911211.

GRANT OF EASEMENT AS CONTAINED IN INSTRUMENT RECORDED MARCH 3, 2006 UNDER RECEPTION NO. 200605316.

THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MARCH 26, 1973, IN BOOK 228 AT PAGE 375 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 01, 1973, IN BOOK 230 AT PAGE 357 AND 358 AND SUPPLEMENT RECORDED APRIL 20, 1983 IN BOOK 358 AT PAGE 22 AND SUPPLEMENT RECORDED NOVEMBER 19, 2008 RECEPTION NO. 200824777 AND AS AMENDED IN INSTRUMENT RECORDED DECEMBER 13, 2011 UNDER RECEPTION NO. 201123115.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND

Form 13100 08/2008 b2exhibit.escrow.odt

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**NOTES ON THE CONDOMINIUM MAP OF MONTANEROS CONDOMINIUMS, RECORDED
APRIL 27, 1973 IN BOOK 228 AT PAGE 871 AND SUPPLEMENTS THERETO.**

**TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED August
04, 2011 AT RECEPTION NO. 201114478.**