



State Documentary Fee
Date: February 11, 2013
\$ 550.00

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

THIS DEED, made on February 11, 2013 by JOSE ORTEGA AND LETICIA ORTEGA Grantor(s), of the County of _____ and State of FLORIDA for the consideration of (\$5,500,000.00) ** Five Million Five Hundred Thousand and 00/100 **** dollars in hand paid, hereby sells and conveys to AVESA LLC, A DELAWARE LIMITED LIABILITY COMPANY Grantee(s), whose street address is 20 CEDAR STREET, SUITE 108 NEW ROCHELLE, NY 10801, County of _____, and State of NEW YORK, the following real property in the County of Eagle, and State of Colorado, to wit:**

UNIT 13, GORE CREEK PLACE, ACCORDING TO THE CONDOMINIUM MAP RECORDED JULY 5, 2006, RECEPTION NO. 200617776 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR GORE CREEK PLACE RECORDED JULY 5, 2006, RECEPTION NO. 200617775, COUNTY OF EAGLE, STATE OF COLORADO.

also known by street and number as: 825 WEST FOREST ROAD AKA UNIT 13 GORE CREEK PLACE PH I 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.

[Signature]
* _____
JOSE ORTEGA BY JOSE F. ORTEGA, ATTORNEY-IN-FACT

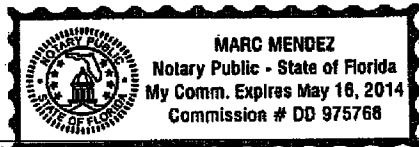
[Signature]
* _____
LETICIA ORTEGA BY: JOSE F. ORTEGA, ATTORNEY-IN-FACT

State of FLORIDA)
County of BRUNSWICK) ss.

The foregoing instrument was acknowledged before me on this day of February 11, 2013 by JOSE F. ORTEGA AS ATTORNEY-IN-FACT FOR JOSE ORTEGA AND JOSE F. ORTEGA AS ATTORNEY-IN-FACT FOR LETICIA ORTEGA

[Signature]

Notary Public
My commission expires 5/16/2014



When Recorded Return to: AVESA LLC, A DELAWARE LIMITED LIABILITY COMPANY
20 CEDAR STREET, SUITE 108 NEW ROCHELLE, NY 10801



EXHIBIT "A"

Property Address: **825 WEST FOREST ROAD AKA UNIT 13 GORE CREEK PLACE PH I VAIL CO 81657**

RIGHT OF PROPRIETOR OF A VEIN OR LODE 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 May 24, 1904, IN BOOK 48 AT PAGE 503 AND IN UNITED STATES PATENT RECORDED SEPTEMBER 4, 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 May 24, 1904, IN BOOK 48 AT PAGE 503, SEPTEMBER 4, 1923 IN BOOK 93 AT PAGE 98 AND JULY 13, 1939 IN BOOK 123 AT PAGE 617.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WEST DAY SUBDIVISION RECORDED MARCH 10, 2005 RECEPTION NO. 908760.

TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED October 01, 2004 AT RECEPTION NO. 893080.

TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED November 04, 2004 AT RECEPTION NO. 896693.

TERMS, CONDITIONS AND PROVISIONS OF GORE CREEK PLACE DEVELOPMENT AGREEMENT RECORDED MARCH 10, 2005 AT RECEPTION NO. 908751.

TERMS, CONDITIONS AND PROVISIONS OF GORE CREEK PROTECTIVE COVENANTS 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 10, 2005 AT RECEPTION NO. 908753.

TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT - BIKE PATH RECORDED MARCH 10, 2005 AT RECEPTION NO. 908759.

TERMS, CONDITIONS AND PROVISIONS OF COOPERATIVE AND EASEMENT AGREEMENT RECORDED June 24, 2005 AT RECEPTION NO. 920513.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT REGARDING DENSIFY ALLOCATION RECORDED June 24, 2005 AT RECEPTION NO. 920515 AND AS

AMENDED IN INSTRUMENT RECORDED SEPTEMBER 16, 2009 UNDER RECEPTION NO. 200920432.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT PERMITTING ENCROACHMENT RECORDED July 20, 2005 AT RECEPTION NO. 923304.

TERMS, CONDITIONS AND PROVISIONS OF TUNNEL EASEMENT AGREEMENT RECORDED July 05, 2006 AT RECEPTION NO. 200617768.

TERMS, CONDITIONS AND PROVISIONS OF CONSTRUCTION STAGING AND SUPPORT EASEMENT AGREEMENT RECORDED July 05, 2006 AT RECEPTION NO. 200617769.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT REGARDING DENSITY ALLOCATION RECORDED July 05, 2006 AT RECEPTION NO. 200617770 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 16, 2009 UNDER RECEPTION NO. 200920432.

TERMS, CONDITIONS AND PROVISIONS OF CHAIRLIFT EASEMENTS AGREEMENT RECORDED July 05, 2006 AT RECEPTION NO. 200617771.

TERMS, CONDITIONS AND PROVISIONS OF PUBLIC PEDESTRIAN EASEMENT AND EMERGENCY ACCESS EASEMENT RECORDED July 05, 2006 AT RECEPTION NO. 200617772.

TERMS, CONDITIONS AND PROVISIONS OF PRIVATE PEDESTRIAN ACCESS EASEMENT RECORDED July 05, 2006 AT RECEPTION NO. 200617773.

TERMS, CONDITIONS AND PROVISIONS OF PRIVATE PEDESTRIAN ACCESS EASEMENT RECORDED July 05, 2006 AT RECEPTION NO. 200617774.

TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ELECTRIC ASSOCIATION, INC. ENERGY UNDERGROUND RIGHT OF WAY EASEMENTS RECORDED August 23, 2006 AT RECEPTION NO. 200623084.

TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT AGREEMENT RECORDED December 22, 2006 AT RECEPTION NO. 200635128.

TERMS, CONDITIONS AND PROVISIONS OF SEWER MAIN EASEMENT RECORDED December 22, 2006 AT RECEPTION NO. 200635127.

TERMS, CONDITIONS AND PROVISIONS OF APPLICATION FOR REVOCABLE PERMIT RECORDED February 07, 2007 AT RECEPTION NO. 200703485.

TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED March 31, 2008 AT RECEPTION NO. 200806946.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONDOMINIUM PLAT OF GORE CREEK PLACE, PHASE I RECORDED JULY 5, 2006 UNDER RECEPTION NO. 200617776, ON THE CONDOMINIUM PLAT OF GORE CREEK, PHASE II RECORDED DECEMBER 22, 2006 UNDER RECEPTION NO. 200635130 AND FIRST AMENDMENT TO THE CONDOMINIUM PLATS RECORDED AUGUST 30, 2011 UNDER RECEPTION NO. 201115991.

TERMS, CONDITIONS AND PROVISIONS OF CONDOMINIUM DECLARATION FOR GORE CREEK PLACE, 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 July 05, 2006, UNDER RECEPTION NO. 200617775, SUPPLEMENTAL DECLARATION RECORDED DECEMBER 22, 2006 RECEPTION NO. 200635129, FIRST AMENDMENT TO DECLARATION RECORDED JANUARY 26, 2011 UNDER RECEPTION NO. 201101515.

TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED May 22, 2009 AT RECEPTION NO. 200909872.

COVENANTS, CONDITIONS AND RESTRICTIONS, 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 AUGUST 1, 2006 UNDER RECEPTION NO. 200620708.