



WARRANTY DEED

THIS DEED, made this 15th day of February, 2007, between

Jody M. Goff

of the said County of and State of Colorado, Grantor, and

Lublan S.A., a British Virgin Islands corporation

whose legal address is: Lyford Cay, P.O. Box N-3229, Nassau, Bahamas,
of the said ~~County of and State of~~ **GRANTEE**, grantee:

WITNESS, that the grantor, for and in consideration of the sum of
(\$2,600,000.00) Two Million Six Hundred Thousand dollars and Zero cents, 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 grantees, their 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:

LOT 21B,
A RESUBDIVISION OF LOT 21, VAIL VALLEY THIRD FILING,
ACCORDING TO THE PLAT RECORDED NOVEMBER 29, 1982 IN BOOK 349 AT PAGE 506

COUNTY OF EAGLE
STATE OF COLORADO.

also known by street and number as: 1944 Sunburst Drive B, 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.

Jody M. Goff
Jody M. Goff

STATE OF Colorado)

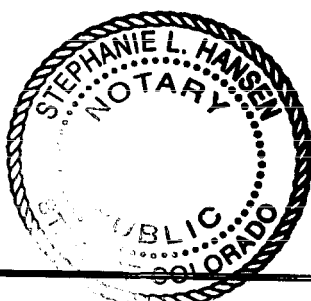
COUNTY OF Douglas) ss.

The foregoing instrument was acknowledged before me this 15th day of February, 2007, by Jody M. Goff

My commission expires: 2/2/10

Witness my hand and official seal.

[Signature]
Notary Public



Return to Grantee

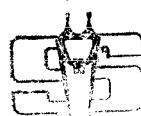


EXHIBIT A EXCEPTIONS

1. General taxes for the year 2007 and subsequent years; and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which of which Grantee has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any.