



State Documentary Fee  
Date: November 08, 2012  
\$ 132.50

**Special Warranty Deed**  
(Pursuant to 38-30-115 C.R.S.)

**THIS DEED**, made on November 08, 2012 by **EMMARIE FRANCES NOSAL IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 1998 AND TOMASIK GREGORY NOSAL IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 1998** Grantor(s), of the County of **BOULDER** and State of **COLORADO** for the consideration of **(\$1,325,000.00) \*\*\* One Million Three Hundred Twenty Five Thousand and 00/100 \*\*\*** dollars in hand paid, hereby sells and conveys to **LUBLAN, S.A., A BRITISH VIRGIN ISLANDS COMPANY** Grantee(s), whose street address is **PASEO DE LA REFORMA 365,, COL. CUAUHEMOC, DEL CUAUHEMOC** , , County of \_\_\_\_\_, and State of \_\_\_\_\_, the following real property in the County of **Eagle**, and State of Colorado, to wit:

**CONDOMINIUM UNITS 502 AND 721, VILLAGE INN PLAZA, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 11, AND AS DEFINED IN THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 12, COUNTY OF EAGLE, STATE OF COLORADO.**

also known by street and number as: **68 EAST MEADOW DRIVE AKA UNIT 502 & UNIT 721 (PARKING SPACE), VILLAGE INN PLAZA VAIL CO 81657**

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) **EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2012 AND SUBSEQUENT YEARS AND THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

**EMMARIE FRANCES NOSAL IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 1998**

*Maryanne Morris Mattson, Trustee*  
BY: **MARYANNE MORRIS MATTSON, TRUSTEE**

**TOMASIK GREGORY NOSAL IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 1998**

*Maryanne Morris Mattson, Trustee*  
**MARYANNE MORRIS MATTSON, TRUSTEE**



State of Maine )  
 ) ss.  
County of Hancock )

The foregoing instrument was acknowledged before me on this day of **November 08, 2012**  
by **MARYANNE MORRIS MATTSON, TRUSTEE OF EMMARIE FRANCES NOSAL IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 1998 AND MARYANNE MORRIS MATTSON, TRUSTEE OF TOMASIK GREGORY NOSAL IRREVOCABLE TRUST UNDER AGREEMENT DATED FEBRUARY 17, 1998**

Witness my hand and official seal.  
My commission expires ~~\_\_\_\_\_~~ **ROBERT CAMBRIDGE**  
**Notary Public • State of Maine**  
**My Commission Expires August 11, 2013**

  
\_\_\_\_\_  
Notary Public

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When Recorded Return to: **LUBLAN, S.A., A BRITISH VIRGIN ISLANDS COMPANY**  
**PASEO DE LA REFORMA 365,, COL. CUAUHEMOC, DEL CUAUHEMOC ,**

**EXHIBIT A**

Property Address: **68 EAST MEADOW DRIVE AKA UNIT 502 & UNIT 721 (PARKING SPACE), VILLAGE INN PLAZA  
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 OF RECORD IN INSTRUMENT RECORDED JULY 12, 1899 IN BOOK 48 AT PAGE 475.**

**RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 12, 1899, IN BOOK 48 AT PAGE 475.**

**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 IN BOOK 174 AT PAGE 179.**

**THE ARCHITECTURAL CONTROL COMMITTEE IS NOW GOVERNED BY THE TOWN OF VAIL.**

**EASEMENT AND RIGHT OF WAY AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC., IN INSTRUMENT RECORDED NOVEMBER 19, 1971 IN BOOK 222 AT PAGE 321, AND AS SHOWN ON THE CONDOMINIUM MAP RECORDED NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 11.**

**EASEMENT GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC., IN INSTRUMENT RECORDED JANUARY 21, 1983 IN BOOK 352 AT PAGE 397.**

**THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN THIS SPECIAL WARRANTY DEED, 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 NOVEMBER 19, 1982, IN BOOK 349 AT PAGE 12.**

**RECIPROCAL EASEMENT AGREEMENT BETWEEN VAIL VILLAGE INN, A COLORADO CORPORATION, JAMM LTD., A COLORADO LIMITED PARTNERSHIP AND VAIL VILLAGE INN ASSOCIATES, A COLORADO GENERAL PARTNERSHIP RECORDED**

**JANUARY 3, 1983 IN BOOK 351 AT PAGE 324.**

**TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 09, 1983 IN BOOK 367 AT PAGE 833.**

**EASEMENT BETWEEN VILLAGE INN PLAZA CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, VAIL VILLAGE INN, INC., A COLORADO CORPORATION, AND F & L VAIL VILLAGE PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP IN DOCUMENT RECORDED JULY 10, 1984 IN BOOK 388 AT PAGE 862.**

**EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL VILLAGE FIRST FILING RECORDED AUGUST 6, 1962 AT RECEPTION NO. 96382.**

**EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SHOWN AND RESERVED ON THE CONDOMINIUM MAP OF VILLAGE INN PLAZA RECORDED NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 11.**

**THE TOWN OF VAIL ZONING REGULATION CREATED UNDER CHAPTER 10 OR CHAPTER 18 OF TITLE 12 OF THE VAIL TOWN CODE LIMITS THE ZONING ON SUBJECT PROPERTY. THEREFORE PARKING SPACE (UNIT 721) CANNOT BE SOLD SEPARATELY FROM UNIT 502.**