

SPECIAL WARRANTY DEED

State Doc Fee: \$380.00
Recording Fee: \$11.00

THIS DEED is dated the 14th day of November, 2014, and is made between (whether one, or more than one),

Robert P. Smith

the "Grantor" of the County of Jefferson and State of Colorado and

Lublan S.A., a British Virgin Islands Company

(whether one, or more than one), the "Grantee", whose legal address is Paseo de la Reforma 365, Col, Cuauhtemoc, Mexico, D.F., C.P. 06500 of the County of _____ and State of _____.

WITNESS, that the Grantor, for and in consideration of the sum of **Three Million Eight Hundred Thousand Dollars and No Cents (\$3,800,000.00)**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Eagle and State of Colorado described as follows:

Condominium Units 503 and 732,
VILLAGE INN PLAZA,

According to the Condominium Map thereof recorded November 19, 1982 in Book 349 at Page 11 as Reception No. 245351 and as defined in the Condominium Declaration recorded November 19, 1982 in Book 349 at Page 12 as Reception No. 245352.

COUNTY OF EAGLE
STATE OF COLORADO

also known by street address as: 68 E. Meadow Drive, Unit 503 & 732, Vail, CO 81657

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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, and the Grantee's heirs and assigns forever, The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to:

See Exhibit "A" attached hereto and made a part hereof

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

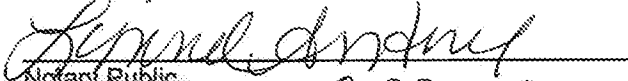


Robert P. Smith

State of Colorado
County of Jefferson

The foregoing instrument was acknowledged before me this 13 day of Nov, 2014 by Robert P. Smith.

Witness my hand and official seal.



Notary Public

My commission expires: 9-23-17

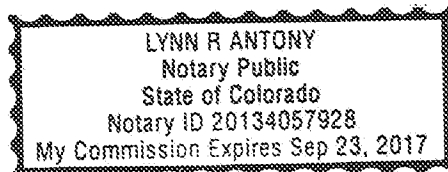


EXHIBIT "A"
DEED EXCEPTIONS

1. All taxes for 2014 and subsequent years, which are a lien not yet payable.
2. The effect of inclusions in the following districts as disclosed by the Eagle County Colorado Treasurer's office: CO River Water Conservation, 076; Colo Mtn College (CMC), 012; Eagle County, 001-011; Eagle Cty Health Service, 096; Eagle River Water & San., 069; ERW & San Dist Water Subdist, 085; Minturn Cemetery District, 043; RE50J School Dist, 015-018; Town of Vail, 036; Vail Park & Recreation Dist, 058.
3. All matters shown on the Map recorded September 19, 1982 in Book 349 at Page 11 as Reception No. 245351 and recorded November 19, 1984 in Book 400 at Page 203 as Reception No. 285156.
4. Declaration recorded November 19, 1982 Book 349 at Page 12 as Reception No. 245352 and Amended Declaration November 29, 2011 as Reception No. 201122150.
5. Reciprocal Easement Agreement between Vail Village Inn, Inc., and Vail Village Inn Associates recorded January 3, 1981 in Book 351 at Page 324 as Reception No. 247662.
6. Protective Covenants recorded August 10, 1962 in book 174 at Page 179.
7. All matters shown on the Plat of Vail Village First Filing recorded August 6, 1962 as Reception No. 96382.
8. Underground right of way and easement as granted by Vail Village Inc. to Holy Cross Electric Association recorded November 19, 1971 in Book 222 at Page 321 as Reception No. 118024.
9. Underground right of way easement granted to Holy Cross Electric Association, Inc., by Vail Village Inn Associates over a portion of land as shown on a map attached as recorded January 21, 1983 in Book 352 at Page 397 as Reception No. 248734.
10. Agreement by and between Vail Village Inn, Inc., a Colorado corporation and Village Inn Plaza Condominiums Association recorded September 9, 1983 in Book 367 at Page 833 as Reception No. 264155
11. Conveyance of Easement among Village Inn Plaza Condominium Association and Vail Village Inn, Inc., a Colorado corporation and F & I Vail Village Partnership, a Colorado general partnership as contained in instrument recorded July 10, 1984 in Book 388 at Page 862 as Reception No. 285163.

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