

After Recording Return to  
303 Gore Creek Drive Inc.

**SPECIAL WARRANTY DEED**

**This Deed, made April 8, 2008**

Between **Vail Townhouse Two, LLC**, of the County **Eagle**, State of **COLORADO**, grantor(s) and **303 Gore Creek Drive Inc.**, whose legal address is 6355 N.W. 36TH ST #309, MIAMI, FL 33166

County of EAGLE, and State of **COLORADO**, grantee(s)

**WITNESSETH**, That the grantor(s), for and in the consideration of the sum of **One Million Three Hundred and Seventy Thousand Dollars and no cents (\$1,370,000.00)** 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 grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of **Eagle**, State of **COLORADO** described as follows:

Condominium Unit 2B, Vail Townhouse Condominiums, according to the Second Amended and Restated Condominium Plat recorded January 10, 2007 at Reception No. 200700856 and as defined and described in the Amended and Restated Declaration for Vail Townhouse Condominiums recorded May 16, 2005 at Reception No. 915809 and Amendment and Supplement thereto recorded January 10, 2007 at Reception No. 200700855, County of Eagle, State of Colorado

also known by street and number as **303 Gore Creek Dr., Unit 2B, Vail, CO 81657**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto 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** said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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 on the date set forth above.

**SELLER:**

Vail Townhouse Two, LLC



By: Timothy G. Parks, Manager

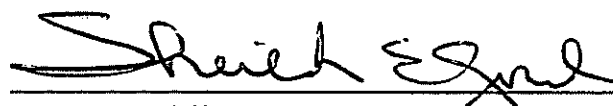
STATE OF COLORADO  
COUNTY OF **Eagle**

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me **April 8, 2008** by **Timothy C. Parks as Manager of Vail Townhouse Two, LLC**

Witness my hand and official seal.



  
Notary Public  
My Commission expires:



ESCROW NO. 615-H0201910-063-SG2

WDSpecial