



State Documentary Fee
Date: September 04, 2012
\$ 75.00

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

THIS DEED, made on September 04, 2012 by MICHAEL CONROY, OR HIS SUCCESSOR, AS TRUSTEE OF THE MICHAEL CONROY 2001 TRUST Grantor(s), of the County of EAGLE and State of COLORADO for the consideration of (\$750,000.00) *** Seven Hundred Fifty Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to FANI LTD., A COLORADO CORPORATION Grantee(s), whose street address is BOULEVARD MANUEL AVILA CAMACHO NO. 24-PH, COL. LOMAS DE CHAPULTEPEC , , County of _____, and State of _____, the following real property in the County of Eagle, and State of Colorado, to wit:

CONDOMINIUM UNIT 203, LIONSHEAD ARCADE CONDOMINIUM BUILDING, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED MARCH 30, 1972 IN BOOK 223 AT PAGE 602 AND AS DEFINED IN AMENDED AND RESTATED CONDOMINIUM DECLARATION RECORDED NOVEMBER 6, 2006 UNDER RECEPTION NO. 200630394 COUNTY OF EAGLE, STATE OF COLORADO.

also known by street and number as: 531 EAST LIONSHEAD CIRCLE AKA UNIT 203 LIONSHEAD ARCADE CONDO VAIL CO 81657

with all its appurtenances and warrants the title to the same, subject to Subject to general taxes for the year 2012 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Matters not Shown by the Public Records) and Section 8.3 (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 other

THE MICHAEL CONROY 2001 TRUST

BY: MICHAEL CONROY, TRUSTEE

SARAH K. DORMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20054023079
My Commission Expires June 9, 2013

State of COLORADO)

County of EAGLE)

) ss.
)

The foregoing instrument was acknowledged before me on this day of September 04, 2012 by MICHAEL CONROY AS TRUSTEE OF THE MICHAEL CONROY 2001 TRUST

Notary Public

My commission expires

6/9/13

When Recorded Return to: FANI LTD., A COLORADO CORPORATION
BOULEVARD MANUEL AVILA CAMACHO NO. 24-PH, COL. LOMAS DE CHAPULTEPEC ,

