



2

Woo
500.00

After Recording Return to:

~~Alfonso de Angoitia~~ // 501 Brickell Key Drive, Ste. 401
~~Televisa S.A. de C.V. / Alfonso de~~ // Miami, FL 33131
~~Quiroga #2000, Edificio A Piso~~
~~4, Col Santa Fe, 01210 MEXICO~~

WARRANTY DEED

This Deed, made June 13, 2005

Between **Pan Eagle LLC, a Colorado limited liability company** of the County Eagle, State of COLORADO, grantor(s) and **Alfonso de Angoitia**, whose legal address ~~/ 303 Gore Creek Drive, Inc., a Colorado*~~ County of Eagle, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **five million dollars and no/100's (\$5,000,000.00)** 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. their 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:

* Corporation

Condominium Unit 2A - Amended, Vail Townhouses Condominiums, according to the Amended and Restated Condominium Map recorded May 16, 2005 at Reception No. 915810 and as defined and described in the Amended and Restated Condominium Declaration recorded May 16, 2005 at Reception No. 915809. County of Eagle, State of Colorado.

also known by street and number as **303 Gore Creek Drive, 2-A, 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, 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 ensembling 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 of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review) of the contract dated May 27, 2005, between the parties.**

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 on the date set forth above.

SELLER:

Pan Eagle LLC, a Colorado limited liability company

By: *Doro W. Browning*

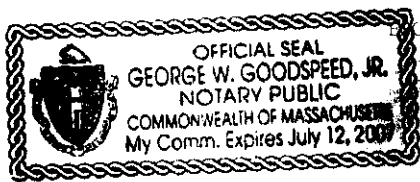
By: _____

~~STATE OF COLORADO~~ **COMMONWEALTH OF MASSACHUSETTS**
COUNTY OF ~~EAGLE~~ **BARDOTABLE**

The foregoing instrument was acknowledged, subscribed and sworn to before me June 13, 2005 by by as members of Pan Eagle, LLC, a Colorado limited liability company.

Witness my hand and official seal.

George W. Goodspeed, Jr.
Notary Public
My Commission expires: 7-12-2007



1/6-

Certificate of Acknowledgment

On this 14TH day of JUNE, 2005 before me, the

undersigned notary public, personally appeared

DOROTHY W. BROWNING

proved to me through satisfactory evidence of identification, which

were DRIVERS LICENSE & PERSONALLY KNOWN, to be

the person whose name is signed on the preceding or attached document and

acknowledged to me that he/she signed it voluntarily for its stated purpose.

George W. Goodspeed, Jr.
George W. Goodspeed, Jr., Notary public

My Commission Expires 7-12-2007

