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EAGLE COUNTY, CO  
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200617352  
06/28/2006



**SPECIAL WARRANTY DEED**

**THIS DEED** is dated May 18, 2006, and is made between

**EMA DANA DeMASSRY** (Grantor), of Mexico City, Mexico,

and

**ISAAC MASSRY** (Grantee), whose legal address is Reforma 2310-1002, Mexico City, D.F. 11000.

**WITNESSETH**, that the Grantor, for and in consideration of ten dollars, in hand paid, 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 UNIT 299, THE LODGE SOUTH CONDOMINIUM, ACCORDING TO THE MAP THEREOF FILED FOR RECORD AND THE CONDOMINIUM DECLARATION FOR THE LODGE SOUTH RECORDED IN BOOK 231 AT PAGE 612, SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, USES, LIMITATIONS AND OBLIGATIONS SET FORTH IN SAID CONDOMINIUM DECLARATION, AND ANY AMENDMENTS THERETO, AND THE MASTER LEASE DATED JULY 1, 1972 AND RECORDED OCTOBER 23, 1973 IN BOOK 231 AT PAGE 611, HAVING A TERM EXPIRING ON JULY 1, 2037, SUBJECT TO THE TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN SAID LEASE, AND ANY AMENDMENTS THERETO.

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto 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 and agree that the Grantor shall and will **WARRANT AND FOREVER 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 Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor.

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

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EMA DANA DeMASSRY

STATE OF COLORADO     )  
  )ss  
COUNTY OF SUMMIT     )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2006, by  
Ema Dana DeMassry.

Witness my hand and official seal.  
My commission expires: 2-2-2008

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

