

WARRANTY DEED

State Doc Fee: \$115.00
Recording Fee: \$16.00

THIS DEED is dated the 4th day of April, 2016, and is made between

Frank Martello

(whether one, or more than one), the "Grantor" of the County of Cook and State of Illinois and

FANI LTD, a Colorado corporation

(whether one, or more than one), the "Grantee", whose legal address is Calderon de la Barca No. 15 Int 302, Col. Polanco, Mexico City 11560, Mexico of the County of _____ and State of Mexico.

WITNESS, that the Grantor, for and in consideration of the sum of **One Million One Hundred Fifty Thousand Dollars and No Cents (\$1,150,000.00)**, 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 Unit 202,
LIONSHEAD ARCADE CONDOMINIUM BUILDING

According to the Condominium Map thereof recorded March 30, 1972 in Book 223 at Page 602 as Reception No. 119339 and as defined and described in the Amended and Restated Condominium Declaration recorded November 6, 2006 as Reception No. 200630394.

COUNTY OF EAGLE,
STATE OF COLORADO

also known by street address as: 531 E. Lionshead Circle, Unit 202, 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;

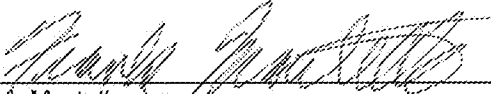
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and 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 or nature soever, except and subject to:

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

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

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

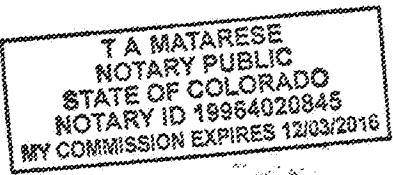



Frank Martello

State of ~~Illinois~~ Colorado
County of Cook

The foregoing instrument was acknowledged before me this 29th day of March, 2016 by Frank Martello.

Witness my hand and official seal.





Notary Public
My commission expires: 12/03/2016

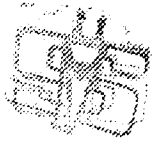


EXHIBIT "A"
DEED EXCEPTIONS

1. Taxes and assessments for the year 2016, not yet due and payable.
2. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district or inclusion in any water service or street improvement area.
3. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, of record reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States.
4. Protective Covenants recorded May 18, 1970 in Book 217 at Page 675 as Reception No. 113259 and amendment thereto recorded October 15, 1970 in Book 218 at Page 899.
5. All matters as shown on the Plat of Vail/Lionshead, First Filing recorded in Book 217 at Page 676 as Reception No. 113260 and Correction of Plat of Vail/Lionshead, First Filing recorded October 15, 1970 in Book 218 at Page 900 as Reception No. 114508.
6. Amended and Restated Condominium Declaration For Lionshead Arcade recorded November 6, 2006 as Reception No. 200630394.
7. All matters as shown on the Condominium Map for Lionshead Arcade Condominium Building, recorded March 30, 1972 in Book 223 at Page 602, as Reception No. 119339.
8. ByLaws of Lionshead Arcade Condominium Building, recorded March 30, 1972 in Book 223 at Page 603 as Reception No. 119340, and First Amendment thereto recorded May 10, 1983 in Book 359 at Page 352 as Reception No. 255682.
9. Perpetual Easements granted by Lionshead Arcade Condominium Association recorded July 7, 1993 in Book 613 at Pages 211, 212, 213 as Reception Nos. 509287, 509288 and 509289.
10. Grant of Easement recorded November 21, 2005 as Reception No. 937610.
11. Grant of Easement recorded November 21, 2005 as Reception No. 937611.
12. Grant of Easement recorded November 21, 2005 as Reception No. 937609.
13. Grant of Easement recorded August 4, 2011 as Reception No. 201114484.
14. Any and all existing leases and tenancies.

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