

### SPECIAL WARRANTY DEED

State Doc Fee: \$575.00  
Recording Fee: \$16.00

THIS DEED is dated the 15 day of November, 2013, and is made between  
(whether one, or more than one),

**Mark M. King and Brenda K. King**

the "Grantor" of the County of Arapahoe and State of Colorado and

**Polaris Vail, LLC, a Colorado limited liability company**

(whether one, or more than one), the "Grantee", whose legal address is  
C/O GARFIELD & HECHT, P.O. BOX 5450, the County of EAGLE and State of  
COLORADO AVON, CO 81620

**WITNESS**, that the Grantor, for and in consideration of the sum of **Five Million Seven Hundred Fifty Thousand Dollars and No Cents ( \$5,750,000.00 )**, 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 6-C, Building B,, VILLAGE CENTER,  
With the exclusive right to use Parking Space 16 and Parking Space 26  
according to the Condominium Map recorded September 20, 2006 as Reception No. 200625849  
and as defined and described in the Condominium Declaration for Village Center  
recorded February 3, 2006 as Reception No. 200602882 and the  
Parking Reassignment And Second Amendment to Declaration for Village Center recorded October 26, 2000 as  
Reception No. 742447 and Village Center Parking Reassignment Agreement recorded August 8, 2007 as  
Reception No. 200721002

COUNTY OF EAGLE, STATE OF COLORADO.

also known by street address as: 124 Willow Bridge Road, 6C, 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 Grantee, and the Grantee's heirs and assigns forever, The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree that the Grantor shall and will WARRANT THE TITLE AND 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 the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through, or under the Grantor except and subject to:

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

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

Mark M. King by B.K. King as Attorney in Fact B.K. King  
Mark M King by Brenda K. King as Attorney in Fact Brenda K. King

State of Colorado  
County of Denver

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November,  
2013 by Brenda K. King individually and as attorney in fact for Mark M. King.

HEATHER S. SCHAEFER  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 07/18/2016

Witness my hand and official seal.  
[Signature]  
Notary Public:

My commission expires: 7-18-16



**EXHIBIT "A"**  
**DEED EXCEPTIONS**

Taxes for the year 2013 and any subsequent years not yet a lien due and payable.

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.

► All matters shown on the Plat of Vail Village, Filing No. 1.

Protective Covenants of Vail Village First Filing recorded August 10, 1962 in Book 174 at Page 179 as Reception No. 96381.

All matters shown on the Map of Village Center recorded December 6, 1972 in Book 226 at Page 624 as Reception No. 122422 and First Supplement thereto recorded October 11, 1973 in Book 231 at Page 474 as Reception No. 127349 and Amended Condominium Map recorded July 11, 1994 in Book 645 at Page 26 as Reception No. 541070 and the Condominium Plat of Village Center recorded September 22, 2006 as Reception No. 200625849.

Condominium Declaration for Village Center recorded November 20, 1972 in Book 226 at Page 362 as Reception No. 122152 and First Supplement recorded October 3, 1973 in Book 231 at Page 381 as Reception No. 127253 and Second Supplement recorded October 23, 1974 in Book 237 at Page 23 as Reception No. 133015 and rerecorded April 25, 1975 in Book 239 at Page 574 as Reception No. 135616 and Amendment to Declaration recorded July 11, 1994 in Book 645 at Page 27 as Reception No. 541071, and the Amended and Restated Condominium Declaration for Village Center Association recorded February 3, 2006 as Reception No. 200602882, and any and all Amendments and/or Supplements thereto.

Parking Reassignment and Second Amendment to Declaration for Village Center recorded October 26, 2000 as Reception No. 742447

Village Center Parking Reassignment Agreement recorded August 8, 2007 as Reception No. 200721082

► Any and all leases and tenancies.

NOTE: This exception will be deleted on the final policy so long as the seller's affidavit reveals that there are not leases or tenancies.

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