



State Documentary Fee
Date: December 05, 2014
\$ 280.00

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

THIS DEED, made on December 05, 2014 by **NORWOOD PROPERTIES, INC., A DELAWARE CORPORATION** Grantor(s), of the County of **NEW YORK** and State of **NEW YORK** for the consideration of **(\$2,800,000.00) *** Two Million Eight Hundred Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **ANFER, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **ARTEAGA Y SALAZAR 1282-5, MEXICO D.F., C.P. 05500, MEXICO**, Country of **MEXICO**, the following real property in the County of **Eagle**, and State of **Colorado**, to wit:

CONDOMINIUM UNIT A-15 AND PARKING UNITS AP-14 AND AP-15, BUILDING A, NORTHWOODS CONDOMINIUM, ACCORDING TO THE CONDOMINIUM MAP THEREOF, RECORDED DECEMBER 31, 2013 UNDER RECEPTION NO. 201325486 AND AS DEFINED IN THE CONDOMINIUM DECLARATION RECORDED DECEMBER 23, 1975 IN BOOK 243 AT PAGE 810 OF SUCH RECORDS, COUNTY OF EAGLE, STATE OF COLORADO.

also known by street and number as: **600 VAIL VALLEY DRIVE #A15 AKA UNIT # A-15 NORTHWOODS CONDOMINIUMS, PARKING SPACES AP14 & AP15 VAIL CO 81657**

with all its appurtenances and warrants the title to the same, subject to **GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**


NORWOOD PROPERTIES, INC., A DELAWARE CORPORATION



JEFFREY E. WACKSMAN, PRESIDENT

State of New York)
County of New York) ss.

The foregoing instrument was acknowledged before me on this day of December 05, 2014
by **JEFFREY E. WACKSMAN AS PRESIDENT OF NORWOOD PROPERTIES, INC., A DELAWARE CORPORATION**



Notary Public
My commission expires January 3, 2018

DONNA I. EPSTEIN
Notary Public, State of New York
No. 02EP6199258
Qualified in Kings County
Certificate Filed in New York
Commission Expires January 03, 2018

When Recorded Return to: **ANFER, LLC, A COLORADO LIMITED LIABILITY COMPANY**
ARTEAGA Y SALAZAR 1282-5
MEXICO D.F., C.P. 05500 MEXICO

EXHIBIT A

Property Address: 600 VAIL VALLEY DRIVE #A15 AKA UNIT # A-15 NORTHWOODS CONDOMINIUMS, PARKING SPACES AP14 & AP15 VAIL CO 81657

RIGHT OF THE PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 20, 1905 IN BOOK 48 AT PAGE 511.

RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 17, 1965, IN BOOK 187 AT PAGE 515.

CROSS EASEMENT AGREEMENT DATED AUGUST 21, 1974 BETWEEN VAIL ASSOCIATES, INC., A COLORADO CORPORATION AND VAIL METROPOLITAN RECREATION DISTRICT RECORDED DECEMBER 23, 1975 IN BOOK 243 AT PAGE 809, AS IT MAY AFFECT A PORTION OF SUBJECT PROPERTY.

EASEMENT AND RIGHT OF WAY FOR ELECTRIC LINES PURPOSES GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, BY VAIL ASSOCIATES, INC., A COLORADO CORPORATION AND NORTHWOODS CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION BY INSTRUMENT RECORDED MAY 9, 1979 IN BOOK 285 AT PAGE 253.

THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 23, 1975, IN BOOK 243 AT PAGE 810, FIRST SUPPLEMENT RECORDED FEBRUARY 16, 1977 IN BOOK 252 AT PAGE 581, SECOND SUPPLEMENT RECORDED DECEMBER 6, 1977 IN BOOK 263 AT PAGE 304, THIRD SUPPLEMENT RECORDED MARCH 14, 1979 IN BOOK 282 AT PAGE AND FOURTH SUPPLEMENT RECORDED DECEMBER 13, 1979 IN BOOK 295 AT PAGE 904 AND RESOLUTION RECORDED SEPTEMBER 23, 2004 UNDER RECEPTION NO. 892001.

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MARCH 10, 2006, UNDER RECEPTION NO. 200606086.

PERPETUAL EXCLUSIVE EASEMENT DEED RECORDED MARCH 10, 2006 UNDER RECEPTION NO. 200606088 AND UNDER RECEPTION NO. 200606087.

TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT AGREEMENT RECORDED APRIL 11, 2007 AT RECEPTION NO. 200709376.

EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS AND NOTES AS SHOWN OR RESERVED ON THE CONDOMINIUM MAP OF NORTHWOODS CONDOMINIUMS RECORDED DECEMBER 31, 2013 UNDER RECEPTION NO. 201325486.