

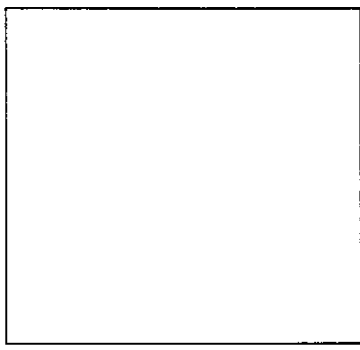


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WARRANTY DEED

THIS DEED, Made this 1st day of March, 2002, between Ana Chedraui



of the County of Eagle and State of Colorado grantor, and Thomas W. O'Hara and Laura K. O'Hara

whose legal address is 22674 Anasazi Way, Golden, CO 80401

of the County of Eagle and State of Colorado, grantees:

WITNESS, That the grantor, for and in consideration of the sum of FOUR HUNDRED TWENTY EIGHT THOUSAND AND NO/100----- DOLLARS, (\$428,000.00), 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 grantees, their heirs and assigns forever, **not in tenancy in common but in joint tenancy**, all the real property together with improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

Lot 1, Vail Point Townhomes, (Formerly known as the Talon Townhomes), according to the Plat recorded February 22, 1983 in Book 353 at Page 943, and according to the Declaration of Covenants for the Talon Townhomes recorded October 3, 1989 in Book 514 at Page 595, First Amendment recorded February 19, 1991 in Book 547 at Page 948 and Second Amendment recorded August 6, 1991 in Book 559 at Page 459, County of Eagle, State of Colorado

also known by street and number as 1881 Lions Ridge Loop, Vail, Colorado 81657

TOGETHER with all and singular the 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 the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enscaling 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 or nature soever. **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 February 5, 2002, between the parties.**

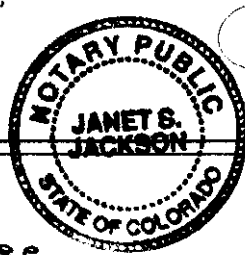
The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. **IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

Ana Chedraui
Ana Chedraui

STATE OF COLORADO)
COUNTY OF EAGLE) ss.

The foregoing instrument was acknowledged before me this 1st day of March, 2002, by Ana Chedraui

My Commission expires: 5-8-03



Witness my hand and official seal.
Janet S. Jackson
Notary Public

return to grantee

