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Filed for record the _____ day of _____
Reception No. _____

Sara J Fisher Eagle, CO 432 R 15.00 D 240.28 RECORDER DEPUTY.

WARRANTY DEED

①

THIS DEED, Made on this day of July 08, 2002
between SNOW CLOUD, LLC, A DELAWARE LIMITED LIABILITY COMPANY

of the _____ County of EAGLE and State of Colorado, of the Grantor(s), and
SNOW CLOUD 712 LLC, A COLORADO LIMITED LIABILITY COMPANY

240 28

whose legal address is : MILL CUMBRES #117 PEP.6, LOMAS ALTES, MEXICO CITY, MEXI
of the _____ County of _____ and State of _____, of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$2,402,750.00)

*** Two Million Four Hundred Two Thousand Seven Hundred Fifty and 00/100 *** DOLLARS

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 Grantee(s), his heirs and assigns forever, 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:

CONDOMINIUM UNIT 712, SNOW CLOUD, ACCORDING TO THE CONDOMINIUM MAP RECORDED MAY 28, 2002 AT RECEPTION NO. 796829 AND AS DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED OCTOBER 16, 2001, AT RECEPTION NO. 770051, AND SUPPLEMENT RECORDED MAY 28, 2002 UNDER RECEPTION NO. 796830, COUNTY OF EAGLE, STATE OF COLORADO.

also known as street number CONDOMINIUM UNIT 712, SNOW CLOUD, PHASE 2, AVON, CO 81620

TOGETHER with all and singular and hereditaments and appurtenances thereto 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(s), 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 appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and infeasible 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 GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2002 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his 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, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

SNOW CLOUD LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: EAST WEST PARTNERS, INC., A COLORADO CORPORATION, ITS SUB-MANAGER

STATE OF Colorado)
)ss.
County of EAGLE)

BY: DIANNE A. PARADIS, VICE PRESIDENT

LAURA L. HOWE
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Aug. 12, 2003

Dianne A. Paradis

The foregoing instrument was acknowledged before me on this day of July 08, 2002
by DIANNE A. PARADIS AS VICE PRESIDENT OF EAST WEST PARTNERS, INC., A COLORADO CORPORATION AS SUB-MANAGER OF SNOW CLOUD LLC, A DELAWARE LIMITED LIABILITY COMPANY

My commission expires 8-12-03
Witness my hand and official seal.

Laura L. Howe
Notary Public

Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# VA270269
Title# V270269

When Recorded Return to: SNOW CLOUD 712 LLC, A COLORADO LIMITED LIABILITY COMPANY

Form No. 932 Rev 4-94. WARRANTY DEED (Photographic Record WD.OPEN)

MILL CUMBRES #117 PEP.6, LOMAS ALTES, MEXICO CITY, MEXICO

C/O JIM DOUGLAS
P.O. BOX 8549
AVON CO 81620



RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 15, 1908, IN BOOK 48 AT PAGE 525.

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED APRIL 15, 1908, IN BOOK 48 AT PAGE 525.

TERMS, CONDITIONS AND PROVISIONS OF AMENDED AND RESTATED GUIDE TO THE PLANNED UNIT DEVELOPMENT PLAN FOR ARROWHEAD AT VAIL RECORDED JULY 27, 1999 RECEPTION NO. 703524.

TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION RECORDED JULY 21, 1995 IN BOOK 671 AT PAGE 752 AND RATIFICATION, FIRST AMENDMENT RECORDED OCTOBER 3, 1995 IN BOOK 677 AT PAGE 443, AND SECOND AMENDMENT THERETO RECORDED MARCH 3, 1998 RECEPTION NO. 648734

RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (a) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (b) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS, AS CONTAINED IN INSTRUMENT RECORDED June 19, 1996, IN BOOK 697 AT PAGE 750.

TERMS, CONDITIONS AND PROVISIONS OF WILDLIFE AGREEMENT RECORDED June 19, 1996 IN BOOK 697 AT PAGE 751.

10 FOOT WIDE ROADWAY MAINTENANCE EASEMENT, RESERVATIONS AND RESTRICTIONS AS SHOWN OR RESERVED ON THE AMENDED FINAL PLAT OF BACHELOR GULCH VILLAGE FILING NO. 3 - TRACTS RECORDED MAY 19, 1998 RECEPTION NO. 656899.

BUILDING LIMITATIONS AS CONTAINED IN SPECIAL WARRANTY DEED TO SNOW CLOUD, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SEPTEMBER 1, 2000, RECEPTION NO. 738171.

EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SHOWN OR RESERVED ON THE THIRD RESUBDIVISION PLAT OF TRACT D, BACHELOR GULCH FILING NO. 3 RECORDED AUGUST 21, 2000, RECEPTION NO. 737191, INCLUDING, BUT NOT LIMITED TO: RESERVATIONS AND EASEMENTS FOR CHAIRLIFT AND AIR SPACE REQUIREMENTS AS DESCRIBED IN GENERAL NOTE 15 OF SAID PLAT.

EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SHOWN OR RESERVED ON THE CONDOMINIUM MAP RECORDED MAY 28, 2002 UNDER RECEPTION NO. 796829.

THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, AS CONTAINED IN INSTRUMENT RECORDED OCTOBER 16, 2001



EXHIBIT *A*

Our Order No. V270269-4

RECEPTION NO. 770051 AND SUPPLEMENTS RECORDED MAY 28, 2002 RECEPTION
NO. 796830.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT PERMITTING ENCROACHMENT
RECORDED September 01, 2000 AT RECEPTION NO. 738175.

TERMS, CONDITIONS AND PROVISIONS OF RECIPROCAL EASEMENT AGREEMENT AND
RESTRICTIVE COVENANT RECORDED October 12, 2001 AT RECEPTION NO.
769757.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES
ON THE RECORDED PLAT OF SNOW CLOUD.



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