



State Documentary Fee
Date: April 30, 2013
\$ 182.50

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


THIS DEED, made on April 30, 2013 by SNOW CLOUD 712 LLC, A COLORADO LIMITED LIABILITY COMPANY Grantor(s), of the County of _____ and State of _____ for the consideration of **(\$1,825,000.00) *** One Million Eight Hundred Twenty Five Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **R. JEFFREY WILLIAMS AND ANGELA DENISE CLEPPER** Grantee(s), as Joint Tenants whose street address is **214 WARRENTON HOUSTON, TX 77024**, County of _____, and State of **TEXAS**, the following real property in the County of **Eagle**, and State of **Colorado**, to wit:

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 AT RECEPTION NO. 796830, COUNTY OF EAGLE, STATE OF COLORADO.

also known by street and number as: **180 DAYBREAK RIDGE AKA UNIT 712 SNOW CLOUD PH II BEAVER CREEK CO 81620**

with all its appurtenances and warrants the title to the same, subject to **GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.**

SNOW CLOUD 712 LLC, A COLORADO LIMITED LIABILITY COMPANY

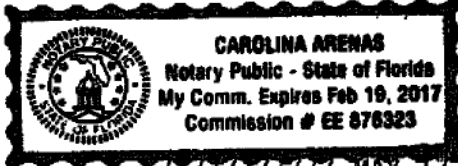


JORGE EDUARDO BURILLO AZCARRAGA, MEMBER



LUZ DE LOURDES SAGARENA BERNAL, MEMBER

State of **FLORIDA**)
County of **MIAMI DADE**) ss.



The foregoing instrument was acknowledged before me on this day of ~~April 30, 2013~~ **MAY 17, 2013** by **JORGE EDUARDO BURILLO AZCARRAGA AND LUZ DE LOURDES SAGARENA BERNAL AS MEMBERS OF SNOW CLOUD 712 LLC, A COLORADO LIMITED LIABILITY COMPANY**

CAROLINA ARENAS
Notary Public
My commission expires **FEB 19 2017**

When Recorded Return to: **R. JEFFREY WILLIAMS AND ANGELA DENISE CLEPPER**
214 WARRENTON HOUSTON, TX 77024



EXHIBIT "A"

Property Address: **180 DAYBREAK RIDGE AKA UNIT 712 SNOW CLOUD PH II BEAVER CREEK 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 THE ARROWHEAD AT VAIL PLANNED UNIT DEVELOPMENT GUIDE RECORDED IN THE EAGLE COUNTY RECORDS.

TERMS, CONDITIONS AND PROVISIONS OF SPECIAL DECLARATION 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 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 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 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.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES 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 JUNE 15, 2000 UNDER RECEPTION NO. 732254 AND RECORDED SEPTEMBER 1, 2000, RECEPTION NO. 738171.

Form 13100 08/2008 b2exhibit.escrow.odt

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EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE THIRD RESUBDIVISION PLAT OF TRACT D, BACHELOR GULCH FILING NO. 3 RECORDED AUGUST 21, 2000 RECEPTION NO. 737191.

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 PLAT OF SNOW CLOUD RECORDED OCTOBER 16, 2001 UNDER RECEPTION NO. 770050.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONDOMINIUM MAP OF SNOW CLOUD RECORDED MAY 28, 2002 AT RECEPTION NO. 796829.

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 OCTOBER 16, 2001 RECEPTION NO. 770051 AND SUPPLEMENT RECORDED MAY 28, 2002 RECEPTION NO. 796830 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 20, 2012 UNDER RECEPTION NO. 201216609.