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WARRANTY DEED

THIS DEED, Made this 1st day of June, 1991, between CELIA TEUSCHER TORRES, GABRIELA TEUSCHER TORRES AND GUILLERMO TEUSCHER TORRES of the County of \_\_\_\_\_ and State of \_\_\_\_\_, grantor, and MANUEL CASTRO whose legal address is Poniente 150 #734, Industrial Vallejo Mexico, D.F. 02300 of the County of \_\_\_\_\_ and State of \_\_\_\_\_, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, 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, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in County of Eagle and State of Colorado described as follows:

Attached hereto and incorporated herein as Exhibit "A"

as known by street and number as: 925 Fairway Dr., Vail, CO 81657

TOGETHER with all and singular the 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, 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, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, 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 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

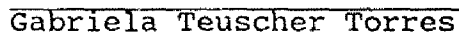
Those matters set forth in Exhibit "B" attached hereto and made a part hereof.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, 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, 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.



Celia Teuscher Torres



Gabriela Teuscher Torres

Guillermo Teuscher Torres

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JOHNETTE PHILLIPS EAGLE COUNTY CLERK, COLORADO 20.00 25.00

# Certificate of Acknowledgment of Execution of an Instrument

\_\_\_\_\_  
(Country)

\_\_\_\_\_  
(County and/or other political division)

\_\_\_\_\_  
(County and/or other political division)

\_\_\_\_\_  
(Name of foreign service office)

SS:

CANADA  
PROVINCE OF ONTARIO  
CITY OF TORONTO  
CONSULATE GENERAL OF THE  
UNITED STATES OF AMERICA

I, David W. Boyle, Vice Consul

of the United States of America at Toronto, Canada

duly commissioned and qualified, do hereby certify that on this 5th

day of June, 1991, before me personally appeared \_\_\_\_\_  
(DATE)

- - Celia Teuscher Torres - -

to me personally known, and known to me to be the individual--described in, whose name is subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument is duly acknowledged to me that she executed the same freely and voluntarily for the uses and purposes therein mentioned.



In witness whereof I have hereunto set my hand and official seal the day and year last above written.

David W. Boyle

David W. Boyle  
Vice Consul \_\_\_\_\_ of the United States of America.

NOTE.—Wherever practicable all signatures to a document should be included in one certificate.

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EXHIBIT "A"

Attached to and made a part of Warranty Deed from CELIA TEUSCHER TORRES , GABRIELA TEUSCHER TORRES AND GUILLERMO TEUSCHER TORRES , Grantor(s), to MANUEL CASTRO , Grantee(s).

That part of Lot 1, VAIL VILLAGE Tenth Filing, described as follows:

Beginning at a point whence the Northeasterly corner of said lot 1 bears North 29 degrees 01'56" East, a distance of 65.60 feet; thence North 85 degrees 55'51" East, a distance of 33.75 feet; thence South 4 degrees 04'09" East, a distance of 67.40 feet; thence South 85 degrees 55'51" West, a distance of 33.75 feet; thence North 4 degrees 04'09" West, a distance of 67.40 feet to the Point of Beginning.

Together with a undivided 50% interest in and to the common area, described as follows:

All of Lot 1, VAIL VILLAGE Tenth Filing, except the following described parcels:

Beginning at a point whence the Northeasterly Corner of said Lot 1 bears North 29 degrees 01'56" East, a distance of 65.60 feet; thence North 85 degrees 55'51" East, a distance of 33.75 feet; thence South 4 degrees 04'09" East, a distance of 67.40 feet; thence South 85 degrees 55'51" West, a distance of 33.75 feet; thence North 4 degrees 04'09" West, a distance of 67.40 feet to the Point of Beginning,

And

Beginning at a point whence the Northeasterly corner of said Lot 1 bears North 29 degrees 01'56" East, a distance of 65.60 feet; thence South 85 degrees 55'51" West, a distance of 33.75 feet; thence South 4 degrees 04'09" East, a distance of 67.40 feet; thence North 85 degrees 55'51" East, a distance of 33.75 feet; thence North 4 degrees 04'09" West, a distance of 67.40 feet to the Point of Beginning.

COUNTY OF EAGLE  
STATE OF COLORADO

SCHEULDE # 010228

00285

EXHIBIT "B"

Attached to and made a part of Warranty Deed from CELIA TEUSCHER TORRES , GABRIELA TEUSCHER TORRES AND GUILLERMO TEUSCHER TORRES , Grantor(s), to MANUEL CASTRO , Grantee(s).

Taxes for the year 1991 and thereafter and any special assessments not yet certified to the office of the county treasurer.

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.

Patent reservations of record.

Easements, restrictions and rights-of-ways as shown on the Plat of Vail Village Subdivision Tenth Filing.

Terms, conditions, reservations, restrictions and obligations as contained in Protective Covenants, recorded April 11, 1973 in Book 228 at Page 604 as Reception No. 124442.

Easement granted to Vail Metropolitan Recreation District recorded November 6, 1975 in Book 242 at Page 933 as Reception No. 139058.

Terms, conditions, reservations, restrictions and obligations as contained in Declaration of Covenants, and Restrictions for Lot 1, Vail Village Tenth Filing, recorded May 10, 1982 in Book 340 at Page 230 as Reception No. 236579.

Any and all rights of the owner of the property adjoining the subject property on the West arising from the existence of a party wall partly located on the subject property, as described in Declaration of Conditions, Covenants, and Restrictions for Lot 1, Vail Village, Tenth Filing, recorded May 10, 1982 in Book 340 at Page 230 as Reception No. 236579 and all easements, rights of way as shown on the Plat which is included within the said Declaration.