

3/15 ①



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06/19/2002 12:08P

Filed for record the  
Reception No. \_\_\_\_\_

Sara J Fisher Eagle, CO

432

R 15.00

D 144.00

RECORDER  
DEPUTY.

**WARRANTY DEED**

THIS DEED, Made on this day of June 07, 2002,  
between MARITTA PIERCE

Date  
\$ 144.00  
Star De Fee

of the VAIL County of \_\_\_\_\_ and State of \_\_\_\_\_, of the Grantor(s), and  
WINTERSTORM, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE CORPORATION TRUST CENTER, 1209 ORANGE STREET, WILMINGTON, DE 19801  
whose legal address is : ATTN: CARLOS HANK ROHN  
of the \_\_\_\_\_ County of \_\_\_\_\_ and State of Delaware, of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of ( \$1,440,000.00 )

\*\*\* One Million Four Hundred Forty Thousand 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:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

also known as street number 2039B SUNBURST DRIVE, VAIL, CO 81657

**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;

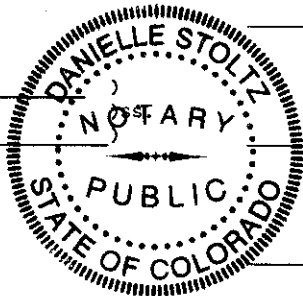
**TO HAVE AND TO HOLD** the said premises above bargained and described with appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his heirs and assigns, 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 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 GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2002 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "B" 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.

Maritta Pierce  
MARITTA PIERCE

STATE OF Colorado  
VAIL County of EAGLE



The foregoing instrument was acknowledged before me on this day of June 07, 2002,  
by MARITTA PIERCE

My commission expires 12/08/2005  
Witness my hand and official seal.

Danielle Stolte  
Notary Public

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

Escrow# V275521  
Title# V275521

When Recorded Return to: WINTERSTORM, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THE CORPORATION TRUST CENTER, 1209 ORANGE ST WILMINGTON, DE 19801 ATTN: CARLOS HANK ROHN



EXHIBIT A

UNIT B, LOT 16, VAIL VALLEY THIRD FILING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 16, THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 16, 18.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 460.62 FEET, A CENTRAL ANGLE OF 2 DEGREES 20 MINUTES 59 SECONDS, AND A CHORD WHICH BEARS SOUTH 70 DEGREES 28 MINUTES 36 SECONDS EAST 18.89 FEET; THENCE NORTH 59 DEGREES 14 MINUTES 07 SECONDS EAST 79.41 FEET; THENCE NORTH 30 DEGREES 45 MINUTES 53 SECONDS WEST 12.50 FEET, THENCE NORTH 59 DEGREES 14 MINUTES 07 SECONDS EAST 12.00 FEET, THENCE NORTH 30 DEGREES 45 MINUTES 53 SECONDS WEST 15.70 FEET; THENCE NORTH 59 DEGREES 01 MINUTES 23 SECONDS EAST 27.93 FEET; THENCE NORTH 18 DEGREES 48 MINUTES 54 SECONDS EAST 18.46 FEET; THENCE NORTH 30 DEGREES 41 MINUTES 51 SECONDS WEST 45.77 FEET TO THE NORTHERLY LINE OF SAID LOT 16, THENCE ALONG SAID NORTHERLY LINE NORTH 71 DEGREES 48 MINUTES 23 SECONDS WEST 29.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE WESTERLY LINE OF SAID LOT 16 SOUTH 22 DEGREES 40 MINUTES 16 SECONDS WEST 157.19 FEET TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.



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EXHIBIT "B"

Our Order No. V275521-2

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 JUNE 29, 1903, IN BOOK 48 AT PAGE 495 AND IN UNITED STATES PATENT RECORDED AUGUST 22, 1956, IN BOOK 157 AT PAGE 304.

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 29, 1903, IN BOOK 48 AT PAGE 495 AND RECORDED AUGUST 22, 1956, IN BOOK 157 AT PAGE 304.

UNDIVIDED 1/2 INTEREST IN AND TO ALL OF THE GAS, OIL AND OTHER MINERALS, SOLID LIQUID AND GASEOUS, OF EVERY KIND AND NATURE, INCLUDING URANIUM, IN, ON AND UNDER ANY AND WHICH MAY BE PRODUCED FROM THAT PORTION OF SUBJECT PROPERTY IN SECTION 10 OF LEGAL DESCRIPTION HERETO AS EXPECTED AND RESERVED BY PETER E. KATSOS IN DEED RECORDED MAY 3, 1960 IN BOOK 165 AT PAGE 227.

UTILITY EASEMENT AS GRANTED TO VAIL WATER AND SANITATION DISTRICT IN INSTRUMENT RECORDED FEBRUARY 5, 1969, IN BOOK 214 AT PAGE 612 AND OCTOBER 20, 1969 IN BOOK 216 AT PAGE 217.

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 August 30, 1977, IN BOOK 259 AT PAGE 68.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL VALLEY-THIRD FILING RECORDED AUGUST 30, 1977 IN BOOK 259 AT PAGE 69.

TERMS, CONDITIONS AND PROVISIONS OF TOWNHOUSE DECLARATION RECORDED January 12, 1982 IN BOOK 334 AT PAGE 733.

ENCROACHMENT OF DECKS ONTO UTILITY EASEMENTS AS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE PREPARED BY LELAND LECHNER ON MARCH 26, 2002.

ENCROACHMENT OF DECK ONTO LOT 15 AS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE PREPARED BY LELAND LECHNER ON MARCH 26, 2002.

ENCROACHMENT OF DRIVEWAY ONTO UTILITY EASEMENT AS SHOWN ON IMPROVEMENT LOCATION CERTIFICATE PREPARED BY LELAND LECHNER ON MARCH 26, 2002.

CLAIMS OF RIGHT, TITLE AND/OR INTEREST IN THE PROPERTY BETWEEN THE WESTERLY AND NORTHERLY BOUNDARY LINE AND THE FENCE, AS DEPICTED ON THE SURVEY PREPARED BY LELAND LECHNER ON MARCH 26, 2002, WHETHER SAID CLAIMS ARISE BY ABANDONMENT, ADVERSE POSSESSION OR OTHER MEANS.