

**WARRANTY DEED**

State Doc Fee: \$205.13  
Recording Fee: \$21.00

THIS DEED is dated the 12th day of September, 2016, and is made between

Winterstorm, LLC, a Delaware Limited Liability Company

(whether one, or more than one), the "Grantor" of the County of NEW CASTLE and State of DELAWARE and

**Barry Danielsen and Sonia Danielsen**

the "Grantees", whose legal address is 1401 Delgany Street, #307, Denver, CO 80202 of the County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **Two Million Fifty One Thousand Two Hundred Twenty Two Dollars and Twenty Cents ( \$2,051,222.20 )**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantees and the Grantees' heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with any improvements thereon, located in the County of Eagle and State of Colorado described as follows:

See Exhibit "A" attached hereto and made a part hereof

also known by street address as: 2039 Sunburst Drive, Unit B, Vail, CO 81657

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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, and the Grantees' heirs and assigns forever.

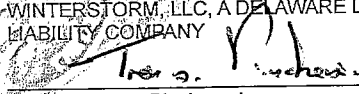
The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantees, and the Grantees' heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and 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 and subject to:

See Exhibit "B" attached hereto and made a part hereof

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

IN-WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.


WINTERSTORM, LLC, A DELAWARE LIMITED LIABILITY COMPANY

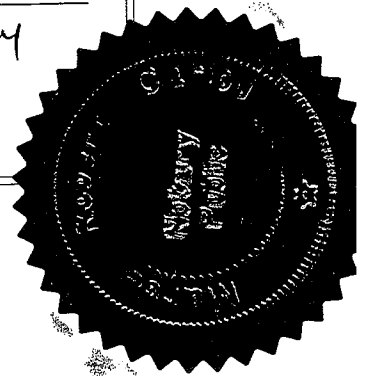
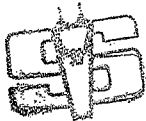
  
Trevor Anthony Pinchemain  
Manager

(Island)  
State of GUERNSEY  
County of ST PIERRE PORT

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of September, 2016 by Trevor Anthony Pinchemain as Manager of Winterstorm, LLC, a Delaware Limited Liability Company.

Witness my hand and official seal.

  
Notary Public  
My commission expires: no expiry



**APOSTILLE**

(Hague Convention of 5 October 1961 / Convention de La Haye du 5 octobre 1961)

**BAILIWICK OF GUERNSEY AND HER DEPENDENCIES**

1. Country: Bailiwick of Guernsey  
Pays: Bailliage de Guernesey

This public document / Le présent acte

2. has been signed by / a été signé par Advocate M. R. Cariou
3. acting in the capacity of / agissant en qualité de Notary Public
4. bears the seal / stamp of / est revêtu du sceau / timbre de the said Notary Public

Certified / Attesté

5. at Guernsey / à Guernesey 6. the / le 7th September 2016
7. by His Excellency the Lieutenant-Governor of the Bailiwick of Guernsey / par son Excellence le Lieutenant-Gouverneur du Bailliage de Guernesey

8. Number / sous **GG 27069**

9. Stamp:  
timbre:



10. Signature:  
David Matthew Jehan

*D. M. Jehan*  
.....  
for His Excellency the Lieutenant-Governor  
pour son Excellence le Lieutenant-Gouverneur

If this document is to be used in a country which is not party to the Hague Convention of 5 October 1961, it should be presented to the consular section of the mission representing that country.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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°20'59" and a chord which bears South 70°28'36" East 18.89 feet;  
thence North 59°14'07" East 79.41 feet;  
thence North 30°45'53" West 12.50 feet;  
thence North 59°14'07" East 12.00 feet;  
thence North 30°45'53" West 15.70 feet;  
thence North 59°01'23" East 27.93 feet;  
thence North 18°48'54" East 18.46 feet;  
thence North 30°41'51" West 45.77 feet to the Northerly line of said Lot 16  
thence along said Westerly line North 71°48'23" West 29.34 feet to the Northwest Corner of said Lot 16;  
thence along the Westerly line of said Lot 16 South 22°40'16" West 157.19 feet To The Point Of Beginning

COUNTY OF EAGLE, STATE OF COLORADO.

**EXHIBIT "B"**  
**DEED EXCEPTIONS**

1. 2016 taxes and all subsequent years, restrictions, reservations, covenants, easements and rights-of-way of record, if any.
2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
  - (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records or listed in Schedule B.
3. Water rights, claims or title to water.
4. 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.
5. Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded June 29, 1905 in Book 48 at Page 495 and August 22, 1956 in Book 157 at Page 304, reserving
6. 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States.
7. An undivided one-half interest in and to all of the oil, gas and other minerals solid liquid and gaseous of every kind and nature, including uranium in, on and under and which may be produced from that portion of subject property as reserved by Peter E. Katsos in Deed recorded May 3, 1960 in Book 165 at Page 227, together with the appurtenant rights to use the surface of the Land. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interest that are not listed.
8. Agreement between Vail Associates, Ltd., and Gas Facilities, Inc., recorded July 17, 1964 in Book 183 at Page 157.
9. Easement granted to Vail Water and Sanitation District as contained in the instrument recorded February 5, 1969 in Book 214 at Page 612.
10. Easement granted to Vail Water and Sanitation District as contained in the instrument recorded October 20, 1969 in Book 216 at Page 217.
11. All matters as shown on the plat of Vail Village Third Filing recorded August 30, 1977 in Book 259 at Page 69 as Reception No. 155410.
12. Protective Covenants recorded August 30, 1977 in Book 259 at Page 68 and First Amendment recorded October 21, 2004 as Reception No. 895164.
13. All matters shown on the Map recorded January 12, 1982 in Book 334 at Page 732 as Reception No. 231087.
14. Townhouse Declaration for Sutom Townhomes recorded January 12, 1982 in Book 334 at Page 733 as Reception No. 231088.
15. Encroachment of decks onto utility easement and encroachment of deck onto Lot 15; and encroachment