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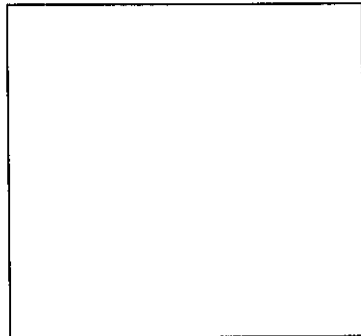
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Sara Fisher Eagle Cty, CO 432 R 10.00

WARRANTY DEED

THIS DEED, Made this 20th day of February, 2001,
between Wolfram G. Klawiter

of the County of Eagle and State of Colorado,
grantor, and East Vail Realty Holding, LLC, a Colorado
limited liability company



whose legal address is Privada De Horacio No. 10, Mexico, D.F. Mexico 11510

of the County of Eagle and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of ONE MILLION FIVE HUNDRED
THOUSAND AND NO/100-----

-----DOLLARS, (\$1,500,000.00),
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 the County of Eagle, and State of Colorado,
described as follows:

Lot 1, Block 7, Bighorn Subdivision Fifth Addition, according to the plat
recorded November 25, 1966,
County of Eagle, State of Colorado

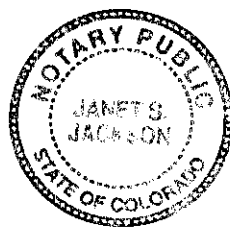
also known by street and number as 4768 Meadow Drive, Vail, Colorado 81657

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 for taxes for the current year, a lien but not yet due or
payable, easements, restrictions, reservations, covenants and rights-of-way of record if any.** as more fully set
forth on Exhibit A 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 posses-
sion 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.

Wolfram G. Klawiter
Wolfram G. Klawiter



STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 20th day of February, 2001 by
Wolfram G. Klawiter

My Commission expires: 5-8-03

Witness my hand and official seal.
Janet S. Jackson
Notary Public

refer to grantee





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EXHIBIT A

Reservations and exceptions in patents and in acts authorizing their issuance as the same may affect the subject property and specifically, the right of the 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 set forth in United States Patent recorded September 13, 1902 in Book 48 at Page 491.

Reservations and exceptions in patents and acts authorizing their issuance as the same may affect the subject property and specifically, the right to ditches and reservoirs used in connection with vested and accrued water rights together with the reservation of a right-of-way for ditches and canals constructed by the authority of the United States as set forth in United States Patent recorded September 13, 1902 in Book 48 at Page 491.

Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, set forth in the instrument recorded in Book 175 at Page 445. Provisions regarding race, color, creed, and national origin, if any, are deleted.

Easements, reservations and restrictions as shown or reserved on the Plat of Bighorn Subdivision, Fifth Addition, including, but not limited to:

a. An easement for utilities and incidental purposes over all interior lot lines being 5 feet in width of the land.