

WARRANTY DEED

THIS DEED is dated 19 October, 2016 and is made between NORTHSTAR CORPORATION, a British Virgin Islands corporation,* the "Grantor", and OLEGARIO ALDIR AND MARCELA MARIA GARZA SANTOS,** as Joint Tenants, the "Grantee," whose address is 825 W. Forest Road #5, Vail, CO 81657, County of Eagle and State of Colorado.

WITNESS, that the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Eagle and State of Colorado, described as follows:

Unit 5, GORE CREEK PLACE, according to the Condominium Plat for Gore Creek Place-Phase II, recorded December 22, 2006, Reception NO. 200635130, a Supplement to the Condominium Plat for Gore Creek Place-Phase I recorded July 5, 2006, Reception 200617776, and as defined and described in the Condominium Declaration for Gore Creek Place recorded July 5, 2006, Reception No. 200617775 and the Supplemental Condominium Declaration for Gore Creek Place recorded December 22, 2006 at Reception No. 200635129, County of Eagle, State of Colorado.

also known by street address as: 825 Forest Road #5, AKA Unit 5, Gore4 Creek Place, Vail, CO 81657

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 Grantee and the Grantee's 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 Grantee, and the Grantee's 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: none; or the following matters: *general taxes and assessments for the year 2016 and subsequent years and those matters of record.*

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof.

[NO DOCUMENTARY FEE REQUIRED; CONSIDERATION LESS THAN \$500.00; CRS 39-13-102(2)(a)]

**The affixed stamp covers certain portions of the Grantor & Grantee names and the following clarifies those names: Grantor: *Northstar Corporation, a British Virgin Islands corporation
Grantee: **Olegario Vazquez Aldir and Marcela Maria Garza Santos**

MR. ARTURO TALAVERA AUTRIQUE
NOTARY No. 122 OF THE FEDERAL DISTRICT OF MEXICO CITY

NOTARY'S OFFICE 122

Av. De Las Fuentes No. 509
Col. Jardines del Pedregal de San Angel
Deleg. Alvaro Obregón C.P. 01900
Tel.: 5481-5250
E-mail: notaria 122@notaria 122.com.mx
a.talavera122@notaria 122.com.mx

OFFICIAL COPY OF THE INSTRUMENT THAT CONTAINS THE RATIFICATION
OF SIGNATURE GRANTED BY MR. JUAN ANTONIO GONZALEZ CAMARENA
COSS Y LEON.

INSTRUMENT	51,869
BOOK	1,364
YEAR	2016

CABV/AMHC



201619187

MR. ARTURO TALAVERA AUTRIQUE

NOTARY No. 122 OF THE FEDERAL DISTRICT OF MEXICO CITY



51,869

INSTRUMENT FIFTY-ONE THOUSAND EIGHT HUNDRED AND SIXTY-NINE.....
BOOK ONE THOUSAND THREE HUNDRED AND SIXTY-FOUR.....

..... MEXICO CITY, on the nineteenth of October two thousand and sixteen.....

..... I, ARTURO TALAVERA AUTRIQUE, proprietor of notary's office number one hundred and twenty-two of Mexico City, hereby record that Mr. JUAN ANTONIO GONZALEZ CAMARENA COSS Y LEON appeared before me and who exhibited three original copies of a document written in a language other than Spanish dated the twelfth of October twelve two thousand and sixteen.....

..... The appearing party acknowledged before me the signatures that appear at the foot of each one of the copies of such document as his own, explicitly ratifying its contents and what it consists of.....

..... I add one original of the aforementioned document to the appendix of this instrument with the letter "A" and return the two remaining originals to the appearing party, adding them to the respective official copies that are issued of this instrument.....

..... I hereby attest that I had before me the three original copies of the aforementioned document and that they coincide with each other.....

..... I, THE NOTARY, ATTEST:.....

..... I.- That I identified myself fully as a Notary to the appearing party, whom in my opinion has the necessary legal capacity for the performance of this act and I made sure of his identity according to the list added to the appendix of this instrument with the letter "B".....

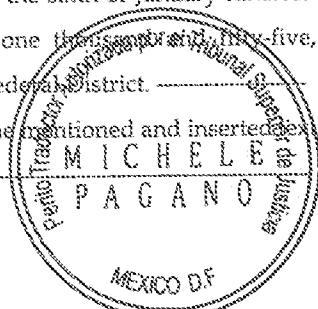
..... II.- That the appearing party declares that the statements he has made in this instrument were made under affirmation and that I informed him of the penalties incurred by anyone who makes false statements.....

..... III.- That in the terms provided by Articles eight and seventeen of the Federal Law on the Protection of Personal Data in Possession of Private Parties, the appearing party states that he is aware of the privacy notice referred to by the aforementioned Law, which is exhibited in the offices of the undersigned notary and available for consultation at any time on the website <http://www.notaria122.com.mx/>, in virtue whereof, with the signing of this instrument the appearing party gives his explicit consent to the treatment of his personal data.....

..... IV.- That according to his personal information, the appearing party declared himself to be:.....

..... Mexican, originating from Mexico City, Federal District, where he was born on the sixth of January nineteen seventy-five, married, employee, and domiciled at Camino a Santa Teresa number one thousand and fifty-five, fourteenth floor, Colonia Heroes de Padierna, Delegacion Magdalena Contreras, in this Federal District.....

..... V.- That I had the documents mentioned in this instrument before me and that the mentioned and inserted documents coincide therewith and to which I refer.....



201619187

----- VI- That having read and explained the legal scope, consequences and value of this instrument to the appearing party, and aware of the right he has to read it personally, he stated his full comprehension and agreement therewith and signed it on the twelfth day of October two thousand and sixteen, at which time I authorize it. -----

-----I attest to the foregoing.-----

----- Signature of Mr. JUAN ANTONIO GONZALEZ CAMARENA COSS Y LEON.-----

----- ARTURO TALAVERA AUTRIQUE.-----

-----Signature.-----

----- The authorizing seal.-----

----- ARTURO TALAVERA AUTRIQUE, proprietor of notary's office number one hundred and twenty-two of Mexico City.-----

I HEREBY ISSUE THIS SECOND OFFICIAL COPY, SECOND IN ORDER, BY WAY OF EVIDENCE FOR MR. JUAN ANTONIO GONZALEZ CAMARENA COSS Y LEON, ON TWO PAGES OF TEXT. -----

MEXICO CITY, ON THE NINETEENTH OF OCTOBER TWO THOUSAND AND SIXTEEN. -----

----- I ATTEST TO THE FOREGOING. -----

AMHC/CABV**



(Illegible signature)



I, Michele Pagano, Expert Translator, duly qualified, and authorized by the Superior Court of Justice in Mexico City, with domicile at Río Eiba 25-K, Col. Cuauhtémoc, México City, D.F., Tel. 5286-81-89 and 5286-29-02, e-mail: mpagano@prodigy.net.mx, do hereby certify that the foregoing is, to the best of my knowledge and belief, a true and correct translation of the attached document in Spanish.

Mexico, City, Federal District, October 26, 2016.

Michele Pagano
Michele Pagano





GOVERNMENT OF THE FEDERAL DISTRICT
OFFICE OF LEGAL AFFAIRS
AND SERVICES
General Legal and Legislative
Studies Department

M e x i c o

F.D.

Apostille
(Convention de la Haye du 5 octobre 1961)

Duties \$

Receipt No. 25446

This public document has been signed in Mexico by ARTURO TALAVERA AUTRIQUE who acts as NOTARY 122 OF THE FEDERAL DISTRICT and which contains the seal corresponding to NOTARY'S OFFICE No. 122 OF THE FEDERAL DISTRICT OF MEXICO CITY. Certified in MEXICO CITY, FEDERAL DISTRICT by ELISA IVONNE ZAMORA, HEAD OF THE DEPARTMENTAL CONSULTING UNIT OF THE GENERAL LEGAL AND LEGISLATIVE STUDIES DEPARTMENT OF THE OFFICE OF LEGAL AFFAIRS AND SERVICES.

MEXICO CITY, FEDERAL DISTRICT on the 25th of OCTOBER 2016.

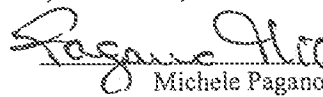
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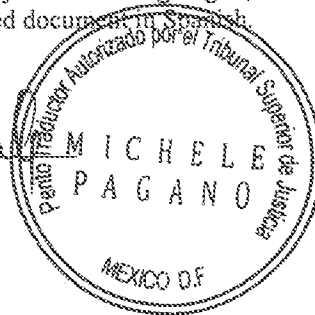
Signature

Validate the authenticity of this document at: <http://187.141.34.91/Legalization/Apostille.php>
Code---->569436f8f2b02996a93df8bafc0467a8

I, Michele Pagano, Expert Translator, duly qualified, and authorized by the Superior Court of Justice in Mexico City, with domicile at Río Elba 25-K, Col. Cuauhtémoc, México City, D.F., Tel. 5286-81-89 and 5286-29-02, e-mail: mpagano@prodigy.net.mx, do hereby certify that the foregoing is, to the best of my knowledge and belief, a true and correct translation of the attached document in Spanish.

Mexico, City, Federal District, October 26, 2016.

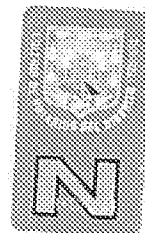

Michele Pagano



201619187



LIC. ARTURO TALAVERA AUTRIQUE
NOTARIO No. 122 DEL DISTRITO FEDERAL



51,869

1

INSTRUMENTO CINCUENTA Y UN MIL OCHOCIENTOS SESENTA Y NUEVE.

LIBRO MIL TRESCIENTOS SESENTA Y CUATRO.

CIUDAD DE MEXICO, a diecinueve de octubre de dos mil dieciséis.

ARTURO TALAVERA AUTRIQUE, titular de la notaría número ciento veintidós de la Ciudad de México, hago constar que ante mí compareció el señor JUAN ANTONIO GONZALEZ CAMARENA COSS Y LEON y me exhibió dos tantos en original de un documento redactado en idioma distinto al español y una copia fotostática del mismo de fecha diecinueve de octubre de dos mil dieciséis.

El compareciente reconoció ante mí como suyas las firmas que calzan en cada uno de los tantos de dicho documento, ratificando expresamente su contenido, el cual declara conocer en todos sus términos y en lo que éste consiste.

Con la letra "A" agrego al apéndice de este instrumento la copia fotostática del mencionado documento y los dos tantos restantes en original los devolveré al compareciente, agregándolos a los testimonios que del presente instrumento expida.

Hago constar que tuve a la vista los dos tantos originales del mencionado documento y su copia fotostática y que estos coinciden entre sí.

YO EL NOTARIO, HAGO CONSTAR:

I.- Que me identifiqué plenamente como Notario ante el compareciente, quien a mi juicio tiene capacidad legal para la celebración de este acto y que me aseguré de su identidad conforme a la relación que agrego al apéndice de este instrumento con la letra "B".

II.- Que el compareciente manifiesta que las declaraciones que realizó en este instrumento, las hizo bajo protesta de decir verdad y que le dí a conocer las penas en que incurrir quienes declaran con falsedad.

III.- Que en términos de lo dispuesto por los artículos ocho y diecisiete de la Ley Federal de Protección de Datos Personales en Posesión de los Particulares, el compareciente manifiesta conocer el aviso de privacidad a que se refiere la mencionada ley, mismo que se encuentra exhibido en las oficinas del suscrito notario y a su disposición para ser consultado en cualquier momento en la página de internet "<http://www.notaria122.com.mx/>", por lo que con la firma del presente instrumento, el compareciente manifiesta su consentimiento expreso con el tratamiento de sus datos personales.

IV.- Que el compareciente declara por sus generales ser:

Mexicano, originario de la Ciudad de México, lugar donde nació el día seis de enero de mil novecientos setenta y cinco, casado, empleado, y con domicilio en Camino a Santa Teresa número mil cincuenta y cinco, piso catorce, colonia Héroes de Padierna, delegación Magdalena Contreras, en la Ciudad de México.

V.- Que tuve a la vista los documentos citados en este instrumento y que lo relacionado e inserto en el mismo, concuerda lo que en ellos consta y a los cuales me remito.

VI.- Que leído y explicado el valor, consecuencias y alcances legales de este instrumento al compareciente, enterado del derecho que tiene de leerlo personalmente, manifestó su comprensión plena y conformidad con él y lo firmo el día diecinueve de octubre de dos mil dieciséis, mismo momento en que lo autorizo.

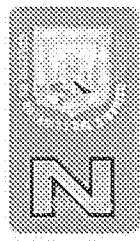
201619187

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2

.....Doy Fe.
..... Firma del señor JUAN ANTONIO GONZALEZ CAMARENA COSS Y LEON.
..... ARTURO TALAVERA AUTRIQUE. Firma.
..... El Sello de Autorizar.
..... ARTURO TALAVERA AUTRIQUE, titular de la notaría número ciento veintidós de la Ciudad de México.
EXPIDO SEGUNDO TESTIMONIO, SEGUNDO EN SU ORDEN, PARA CONSTANCIA DEL SEÑOR JUAN
ANTONIO GONZALEZ CAMARENA COSS Y LEON, EN DOS PAGINAS ÚTILES.
CIUDAD DE MEXICO, A DIECINUEVE DE OCTUBRE DE DOS MIL DIECISEIS.

SHUCCABV*

DOY FE.



[Handwritten signature]



201619187

ESTADOS UNIDOS MEXICANOS
GOBIERNO DEL DISTRITO FEDERAL
CONSEJERÍA JURÍDICA Y
DE SERVICIOS LEGALES
Dirección General Jurídica
de Estudios Legislativos



GOBIERNO DEL DISTRITO FEDERAL
 CONSEJERÍA JURÍDICA Y
 DE SERVICIOS LEGALES
 Dirección General Jurídica
 de Estudios Legislativos

D. F.



Apostille
 (Convention de la Haye du 5 octobre 1961)

Derechos \$ 25446

No. Orden

En México el presente documento público ha sido firmado por ARTURO TALAVERA AUTRIQUE quien actúa en calidad de NOTARIO 122 DEL DISTRITO FEDERAL y está revestido del sello correspondiente a NOTARIA 122 DISTRITO FEDERAL, MEXICO Certificado en MEXICO, D.F. por la LIC. ELISA IVONNE ZAMORA CUADRA JEFE DE LA UNIDAD DEPARTAMENTAL CONSULTIVA DE LA D.G.J.E.L DE LA CONSEJERIA JURIDICA Y DE SERVICIOS LEGALES.

MEXICO, D.F. el 25 de OCTUBRE de 2016

DISTRITO FEDERAL
 JURÍDICA Y
 LEGALES
 Dirección General Jurídica

3179130409770E534284JC firmado por LP

Valida la autenticidad de este documento en <http://187.141.34.97/Legalizacion/Apostillar.php>

Clave -> 5694368f26c2996a93d18ba1c04b7a8

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