

QUITCLAIM DEED

THIS DEED is dated May 12, 2015 and is made between Juan Carlos Braniff and Barbara Braniff, the "Grantor", of the Province of Benito Juarez and Country of Mexico, and Quadrafem 3B LLC, a Delaware limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, the "Grantee," whose legal address is 1148 Pulaski Highway, Suite 107, PMB 311, Bear, Delaware 19701-1306.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Eagle and State of Colorado, described as follows: CONDOMINIUM UNIT 3B, BUILDING A, TREETOPS CONDOMINIUM, ACCORDING TO THE MAP THEREOF RECORDED NOVEMBER 11, 1971 IN BOOK 222 AT PAGE 223 AND THE FIRST SUPPLEMENT THERETO RECORDED SEPTEMBER 20, 1972 IN BOOK 225 AT PAGE 441, AND AS DEFINED IN CONDOMINIUM DECLARATION FOR TREETOPS CONDOMINIUM, RECORDED NOVEMBER 8, 1971 IN BOOK 222 AT PAGE 190 AND THE FIRST SUPPLEMENT TO SAID CONDOMINIUM DECLARATION RECORDED SEPTEMBER 7, 1972 IN BOOK 225 AT PAGE 339 AND RESOLUTION RECORDED JUNE 25, 1984 IN BOOK 387 AT PAGE 925, COUNTY OF EAGLE, STATE OF COLORADO.

also known by street address as: 450 E. LIONSHEAD CR. #3B, VAIL, COLORADO 81657

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and its successors and assigns, forever.

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



Juan Carlos Braniff

MAY 14 2015

STATE OF United Mexican States }
Federal District } s/s.
City of Mexico }
Embassy of the United) ss.
County of States of America)

The foregoing instrument was acknowledged before me this _____ day of MAY 14 2015, 2015, by Juan Carlos Braniff.

Witness my hand and official seal.
My commission expires.

PRESIDENTIAL COMMISSIONS ARE PERMANENT



Charles Vetter
Vice Consul

Notary Public

After Recording Return to: Stovall Associates, P.C., 175 Main Street, Suite C-109, Edwards, CO 81632

Barbara Braniff BGB

STATE OF New York)
County of New York) ss.

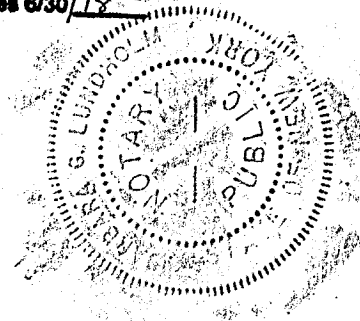
The foregoing instrument was acknowledged before me this 12th day of May, 2015, by Barbara Braniff.

Witness my hand and official seal.

My commission expires: 6/30/2018

Barbara G. Lundholm
Notary Public

BARBARA G. LUNDHOLM
Notary Public, State of New York
No. 01LU4863811
Qualified in Nassau County
Certificate filed in New York County
Commission Expires 6/30/18



After Recording Return to: Stovall Associates, P.C., 175 Main Street, Suite C-109, Edwards, CO 81632