

State Documentary Fee  
Date: July 10, 2017  
\$850.00

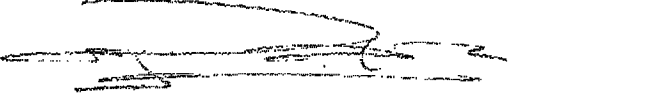
After Recording Return To:  
James J. Killean, Esq.  
Ireland Stapleton Pryor & Pascoe, PC  
717 - 17th Street, Suite 2800  
Denver, CO 80202

**SPECIAL WARRANTY DEED**

Olegario Vazquez Aldir and Marcela Maria Garza Santos, as joint tenants ("Grantors"), for the consideration of Ten and No/100 Dollars (\$10.00), in hand paid, hereby sells and conveys to Red Zinger LLC, a Delaware limited liability company, whose street address is c/o Ireland Stapleton Pryor & Pascoe, PC, 717 - 17th Street, Suite 2800, Denver, CO 80202 ("Grantee"), the real property located in the County of Eagle and State of Colorado and more particularly described on Exhibit A attached hereto, with all its appurtenances, and warrants the title against all persons claiming under Grantors except as set forth on Exhibit B attached hereto.

Signed this 10 day of July, 2017.

**GRANTORS:**



Olegario Vazquez Aldir

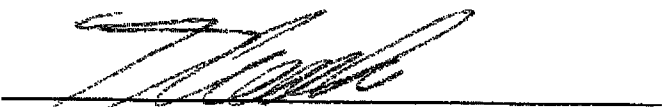


Marcela Maria Garza Santos

STATE OF Colorado )  
COUNTY OF Eagle ) ss.

The foregoing instrument was acknowledged before me this 10 day of July 2017, by Olegario Vazquez Aldir.

WITNESS my hand and official seal.

  
Notary Public


My commission expires: 4-17-20  
STATE OF Colorado )  
) ss.

**TREVOR THEELKE**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20044010471  
My Commission Expires April 17, 2020

COUNTY OF La Plata )

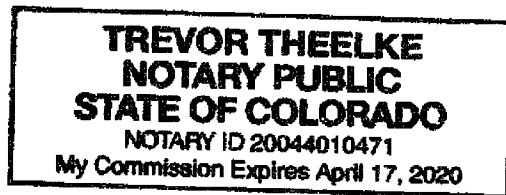
The foregoing instrument was acknowledged before me this 10 day of July 2017, by Marcela Maria Garza Santos.

WITNESS my hand and official seal.



\_\_\_\_\_  
Notary Public

My commission expires: 4.17.20



**EXHIBIT A**

**LEGAL DESCRIPTION**

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 NO. 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.

## **EXHIBIT B**

### **PERMITTED EXCEPTIONS**

Taxes and assessments for 2017 and subsequent years, a lien not yet due or payable.

Water Rights, claims or title to water.

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 MAY 24, 1904, IN BOOK 48 AT PAGE 503 AND IN UNITED STATES PATENT RECORDED SEPTEMBER 4, 1923 IN BOOK 93 AT PAGE 98.

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED MAY 24, 1904, IN BOOK 48 AT PAGE 503, SEPTEMBER 4, 1923 IN BOOK 93 AT PAGE 98 AND JULY 13, 1939 IN BOOK 123 AT PAGE 617.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF WEST DAY SUBDIVISION RECORDED MARCH 10, 2005 RECEPTION NO. 908760.

TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED OCTOBER 01, 2004 AT RECEPTION NO. 893080.

TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT, AND VAULT AGREEMENT RECORDED NOVEMBER 04, 2004 AT RECEPTION NO. 896693.

TERMS, CONDITIONS AND PROVISIONS OF GORE CREEK PLACE DEVELOPMENT AGREEMENT RECORDED MARCH 10, 2005 AT RECEPTION NO. 908751.

TERMS, CONDITIONS AND PROVISIONS OF GORE CREEK PROTECTIVE COVENANTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED MARCH 10, 2005 AT RECEPTION NO. 908753.

TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT - BIKE PATH RECORDED MARCH 10, 2005 AT RECEPTION NO. 908759.

TERMS, CONDITIONS AND PROVISIONS OF COOPERATIVE AND EASEMENT

AGREEMENT RECORDED JUNE 24, 2005 AT RECEPTION NO. 920513.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT REGARDING DENSITY ALLOCATION RECORDED JUNE 24, 2005 AT RECEPTION NO. 920515 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 16, 2009 UNDER RECEPTION NO. 200920432.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT PERMITTING ENCROACHMENT RECORDED JULY 20, 2005 AT RECEPTION NO. 923304.

TERMS, CONDITIONS AND PROVISIONS OF TUNNEL EASEMENT AGREEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617768.

TERMS, CONDITIONS AND PROVISIONS OF CONSTRUCTION STAGING AND SUPPORT EASEMENT AGREEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617769.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT REGARDING DENSITY ALLOCATION RECORDED JULY 05, 2006 AT RECEPTION NO. 200617770 AND AS AMENDED IN INSTRUMENT RECORDED SEPTEMBER 16, 2009 UNDER RECEPTION NO. 200920432.

TERMS, CONDITIONS AND PROVISIONS OF CHAIRLIFT EASEMENTS AGREEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617771.

TERMS, CONDITIONS AND PROVISIONS OF PUBLIC PEDESTRIAN EASEMENT AND EMERGENCY ACCESS EASEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617772.

TERMS, CONDITIONS AND PROVISIONS OF PRIVATE PEDESTRIAN ACCESS EASEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617773.

TERMS, CONDITIONS AND PROVISIONS OF PRIVATE PEDESTRIAN ACCESS EASEMENT RECORDED JULY 05, 2006 AT RECEPTION NO. 200617774.

TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ELECTRIC ASSOCIATION, INC. ENERGY UNDERGROUND RIGHT OF WAY EASEMENTS RECORDED AUGUST 23, 2006 AT RECEPTION NO. 200623084.

TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT AGREEMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 200635128.

TERMS, CONDITIONS AND PROVISIONS OF SEWER MAIN EASEMENT RECORDED DECEMBER 22, 2006 AT RECEPTION NO. 200635127.

TERMS, CONDITIONS AND PROVISIONS OF APPLICATION FOR REVOCABLE PERMIT RECORDED FEBRUARY 07, 2007 AT RECEPTION NO. 200703485.

TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED MARCH 31, 2008 AT RECEPTION NO. 200806946.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONDOMINIUM PLAT OF GORE CREEK PLACE, PHASE I RECORDED JULY 5, 2006 UNDER RECEPTION NO. 200617776, ON THE CONDOMINIUM PLAT OF GORE CREEK, PHASE II RECORDED DECEMBER 22, 2006 UNDER RECEPTION NO. 200635130 AND FIRST AMENDMENT TO THE CONDOMINIUM PLATS RECORDED AUGUST 30, 2011 UNDER RECEPTION NO. 201115991.

TERMS, CONDITIONS AND PROVISIONS OF CONDOMINIUM DECLARATION FOR GORE CREEK PLACE, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED JULY 05, 2006, UNDER RECEPTION NO. 200617775, SUPPLEMENTAL DECLARATION RECORDED DECEMBER 22, 2006 RECEPTION NO. 200635129, FIRST AMENDMENT TO DECLARATION RECORDED JANUARY 26, 2011 UNDER RECEPTION NO. 201101515.

TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED MAY 22, 2009 AT RECEPTION NO. 200909872.

COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JANUARY 16, 2007 UNDER RECEPTION NO. 200701128.

ANY ADJOINING VACATED STREET OR ALLEY.