

WARRANTY DEED

THIS DEED, Made this 2nd day of March

1994, between LLOYD LEVITIN

of the * County of _____ and State of _____

Colorado, grantor, and AGUSTIN IRURITA and MARIA ESTER PINERO

whose legal address is Alpes #555 Mexico, DF 11000

of the _____ County of _____ and State of ~~Colorado~~ Mexico, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of (\$20,000.00) -----

TWENTY THOUSAND AND NO/100----- DOLLARS, 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:

Condominium Unit 5205 Week 9, EVERGREEN AT STREAMSIDE CONDOMINIUMS, according to the Map thereof filed for record July 7, 1991, in Book 558 at Page 383, and according to the Condominium Declaration recorded July 7, 1991, in Book 558 at Page 384

as known by street and number as: 2294 South Frontage Road West, Vail, CO 81657

TOGETHER with all and singular the hereditaments and appurtenances thereto 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

easements, restrictions and reservations of record

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession 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.

X [Signature]
Lloyd Levitin

4/1/94
307817 \$5.00
204

55000

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

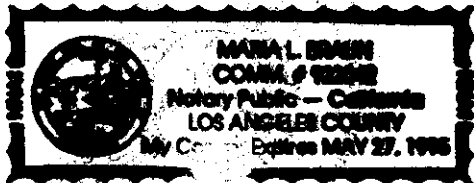
State of California

County of Los Angeles

On 2/28/94 before me, Maria L. Braun
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Lloyd Levitin
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
- TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)