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(space above reserved for recorder's use)

WARRANTY DEED

THIS DEED, Made this 20 day of March, 1998, between

WILLIAM S. BROWN and RACHEL C. BROWN,
of the County of Cobb, and State of Georgia, GRANTOR(S), and

AGUSTIN IRURITA and MARIA ESTHER DE IRURITA,
whose address is **Alpes #555, Mexico DF Mexico 1100**
of the Country of Mexico, GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of **TWENTY SEVEN THOUSAND ONE HUNDRED AND NO/100THS--(\$27,100.00)--** 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(s), their heirs and assigns forever, not in tenancy in common but in **joint tenancy**, 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 5304, Week 49, 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.

commonly known as: **2294 S. Frontage Rd W E 5304/49, Vail, Colorado 81657**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant and the reversion and all 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 in 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 grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, and 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 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 of nature soever, except taxes and assessments for 1998 and subsequent years; and except those reservations, restrictions, and easements of record..

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their 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.

William S. Brown
William S. Brown

Rachel C. Brown
Rachel C. Brown

State of GA

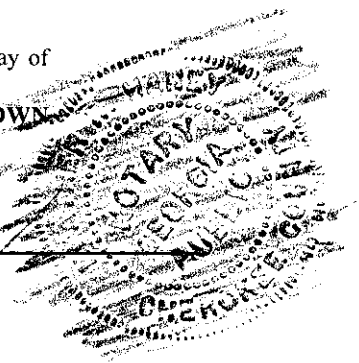
County of Cobb

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The foregoing instrument was acknowledged, subscribed and sworn to before me this 20th day of March, 1998 by **WILLIAM S. BROWN and RACHEL C. BROWN**

My Commission Expires: **MY COMMISSION EXPIRES MARCH 28TH, 2000**

Witness my Hand and Official Seal:
[Signature]
Notary Public



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