

WHEN RECORDED RETURN TO:
**Juan Carlos Irurita and Emilia
Tamariz de la Fuente
Vicente de Guemez 255, Mexico,
D.F. 11000**



First American

File Number: DW-1201

WARRANTY DEED

THIS DEED, Made this , between **Agustin Irurita and Maria Esther de Irurita** Country of Mexico, grantor, and **Juan Carlos Irurita and Emilia Tamariz de la Fuente, husband and wife as joint tenants with right of survivorship** whose legal address is Vicente de Guemez 255, Mexico, D.F. 11000, Country of Mexico, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **ZERO AND NO/100 DOLLARS (\$0.00)**, 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, successors 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, State of Colorado, described as follows:

Condominium Unit **5304**, Week(s) **49**, at 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, County of Eagle, State of Colorado.

also known by street and number as: **Marriott Evergreen, Unit: 5304, Week: 49, Vail, CO**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, 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.

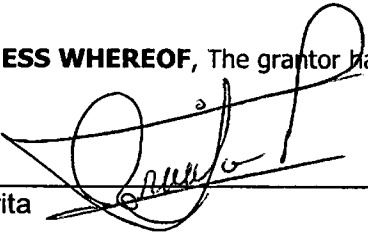
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, 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 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, and except general taxes for the current year and subsequent years, and except easements, covenants, reservations, restrictions, and right of way, if any, 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.

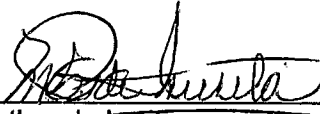
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

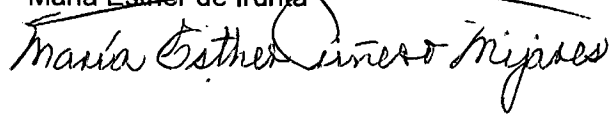
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IN WITNESS WHEREOF, The grantor has executed this deed on the date set forth above.



Agustin Irurita




Maria Esther de Irurita


State of **United Mexican States**
Mexico City
County of **Embassy of the United States of America**

JUN 0 5 2017

The foregoing instrument was acknowledged to before me this by **Agustin Irurita and Maria Esther de Irurita.**

Witness my hand and official seal.
My commission expires:



Notary Public

Shiva Marvasti
Vice Consul

PRESIDENTIAL COMMISSIONS ARE PERMANENT.

