



State Documentary Fee  
Date: August 24, 2017  
\$235.00


**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

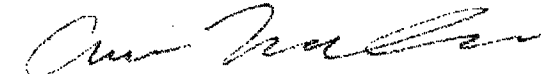
THIS DEED, made on **August 24, 2017** by **DAVID I. GOULDEN AND ANDREA MCDONOUGH** Grantor(s), of the County of **Middlesex** and State of **Massachusetts** for the consideration of **(\$2,350,000.00) \*\*\*Two Million Three Hundred Fifty Thousand and 00/100\*\*\*** dollars in hand paid, hereby sells and conveys to **AVESA, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **20 CEDAR STREET SUITE 108, NEW ROCHELLE, NY 10801**, County of \_\_\_\_\_, and State of **New York**, the following real property in the County of **Eagle**, and State of **Colorado**, to wit:

**UNIT R-111, WDL VAIL, ACCORDING TO THE CONDOMINIUM PLAT FOR WDL VAIL RECORDED ON SEPTEMBER 10, 2010 AT RECEPTION NO. 201017883 IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR WDL VAIL RECORDED ON SEPTEMBER 10, 2010 AT RECEPTION NO. 201017882 IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO.**

also known by street and number as: **728 WEST LIONSHEAD CIRCLE # R-111, VAIL, CO 81657**

with all its appurtenances and warrants the title to the same, subject to **GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN. None**

  
\_\_\_\_\_  
**DAVID I. GOULDEN**

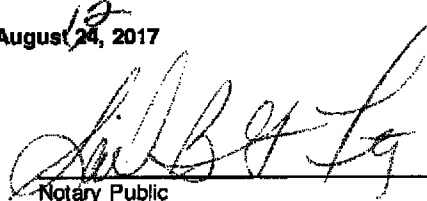
  
\_\_\_\_\_  
**ANDREA MCDONOUGH**

**GAIL BWL FERRY  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20094036378  
MY COMMISSION EXPIRES 11/09/2017**

State of **COLORADO** )  
County of **EAGLE** ) ss

The foregoing instrument was acknowledged before me on this day of **August 24, 2017** by **DAVID I. GOULDEN AND ANDREA MCDONOUGH**

Witness my hand and official seal.  
My Commission expires \_\_\_\_\_

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

When Recorded Return to: **AVESA, LLC, A COLORADO LIMITED LIABILITY COMPANY  
20 CEDAR STREET SUITE 108, NEW ROCHELLE, NY 10801**



## EXHIBIT A

Property Address: 728 WEST LIONSHEAD CIRCLE # R-111, VAIL, CO 81657

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.

RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, 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 OCTOBER 15, 1971, IN BOOK 221 AT PAGE 991 AND AMENDED BY DOCUMENT RECORDED AUGUST 12, 1977 IN BOOK 258 AT PAGE 453.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF WEST DAY SUBDIVISION RECORDED MARCH 10, 2005 AT RECEPTION NO. 908760. ]]NOTE: VACATION OF UTILITY EASEMENT RECORDED AUGUST 1, 2008 AT RECEPTION NO. 200816335. ]VACATION OF EAGLE RIVER WATER AND SANITATION DISTRICT EASEMENT RECORDED MAY 23, 2007 UNDER RECEPTION NO. 200713389.

TERMS, CONDITIONS AND PROVISIONS OF COOPERATION 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.

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.

RIGHT OF WAY EASEMENT AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED NOVEMBER 14, 2006, UNDER RECEPTION NO. 200691215.

TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED MAY 16, 2007 AT RECEPTION NO. 200712757.

TERMS, CONDITIONS AND PROVISIONS OF SEWER EASEMENT RECORDED MAY 23, 2007 AT RECEPTION NO. 200713390.

TERMS, CONDITIONS AND PROVISIONS OF TEMPORARY ACCESS EASEMENT RECORDED JUNE 11, 2007 AT RECEPTION NO. 200715212.

TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED JULY 06, 2007 AT RECEPTION NO. 200718019.

TERMS, CONDITIONS AND PROVISIONS OF DRAINAGE EASEMENT AGREEMENT RECORDED JULY 03, 2008 AT RECEPTION NO. 200813972.

TERMS, CONDITIONS AND PROVISIONS OF VARIANCE AGREEMENT RECORDED MAY 18, 2009 AT RECEPTION NO. 200909295.

ASSIGNMENT AND ASSUMPTION OF VARIANCE AGREEMENT RECORDED SEPTEMBER 13, 2010 UNDER RECEPTION NO. 201018057.

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

TERMS, CONDITIONS AND PROVISIONS OF CLARIFICATION OF AND AMENDMENT OF DENSITY ALLOCATION RECORDED SEPTEMBER 16, 2009 AT RECEPTION NO. 200920432.

TERMS, CONDITIONS AND PROVISIONS OF AMENDMENT TO ACCESS WAY RECORDED SEPTEMBER 16, 2009 AT RECEPTION NO. 200920433.

TERMS, CONDITIONS AND PROVISIONS OF SIDEWALK/STREETSCAPE & SNOWMELT MAINTENANCE AGREEMENT RECORDED SEPTEMBER 10, 2010 AT RECEPTION NO. 201017881 AND LICENSE IN CONNECTION THEREWITH RECORDED DECEMBER 17, 2010 UNDER RECEPTION NO. 201025570.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONDOMINIUM MAP OF WDL VAIL CONDOMINIUM RECORDED SEPTEMBER 10, 2010 AT RECEPTION NO. 201017883.

THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, 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 SEPTEMBER 10, 2010 AT RECEPTION NO. 201017882.

PARTIAL ASSIGNMENT OF SPECIAL DECLARANT RIGHTS RECORDED SEPTEMBER 13, 2010 UNDER RECEPTION NO. 201018059.

TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED JANUARY 11, 2011 AT RECEPTION NO. 201100638. (UNIT R-111)