EAGLE COUNTY, CO 201202887
TEAK J SIMONTON
Pgs: 1 10:46:44AM 02/13/2012
REC: $ $11.00 DOC: $ $72.50

State Documentary Fee
Date: February 10, 2012
$ 72.50

Warranty Deed

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

THIS DEED, made on **February 10, 2012** by **CARLOS DE LA GARZA** Grantor(s), of the County of ////// and State of Mexico for the consideration of **($725,000.00) *** Seven Hundred Twenty Five Thousand and 00/100 *** dollars** in hand paid, hereby sells and conveys to **CARLOS JUAN DE LA GARZA AND BERNARDO DE LA GARZA** Grantee(s), as Joint Tenants whose street address is **2065 WEST GORE CREEK DRIVE #9 VAIL, CO 81657**, County of **EAGLE**, and State of **COLORADO**, the following real property in the County of **Eagle**, and State of Colorado, to wit:

CONDOMINIUM UNIT 9, CASA DEL SOL CONDOMINIUM, ACCORDING TO THE CONDOMINIUM MAP RECORDED DECEMBER 1, 1980 IN BOOK 313 AT PAGE 993 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED DECEMBER 1, 1980 IN BOOK 313 AT PAGE 994, COUNTY OF EAGLE, STATE OF COLORADO.

also known by street and number as: **2065 WEST GORE CREEK DRIVE #9 VAIL CO 81657**

with all its appurtenances and warrants the title to the same, subject to ***Subject to general taxes for the year 2012 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8.1 (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8.2 (Matters not Shown by the Public Records) and Section 8.3 (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and other***

None

CARLOS DE LA GARZA

State of Colorado)
) ss.
County of Eagle)

The foregoing instrument was acknowledged before me on this day of **February 10, 2012**
by **CARLOS DE LA GARZA**

Notary Public
My commission expires 12/30/13

HENRY JAMES
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 12/30/2013

When Recorded Return to: **CARLOS JUAN DE LA GARZA AND BERNARDO DE LA GARZA**
2065 WEST GORE CREEK DRIVE #9 VAIL, CO 81657

Land Title GUARANTEE COMPANY