



State Documentary Fee  
Date: March 12, 2014  
\$ 315.00

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


**THIS DEED, made on March 12, 2014 by TRADITIONS, L.P., A DELAWARE LIMITED PARTNERSHIP WHO ACQUIRED TITLE AS TRADITIONS, L.P., A DELAWARE LIMITED LIABILITY COMPANY** Grantor(s), of the County of \_\_\_\_\_ and State of FLORIDA for the consideration of (\$3,150,000.00) \*\*\* Three Million One Hundred Fifty Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to **INMOBILIARIA GERVAT, LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **PASEO DE LA REFORMA 540, COL. LOMAS DE CHAPULTEPEC 1100 MEXICO DF, ,** County of \_\_\_\_\_ and State of \_\_\_\_\_, the following real property in the County of Eagle, and State of Colorado, to wit:

**CONDOMINIUM UNITS 402 AND 702, VILLAGE INN PLAZA, ACCORDING TO THE CONDOMINIUM MAP THEREOF RECORDED NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 11, AND AS DEFINED IN THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 12, COUNTY OF EAGLE, STATE OF COLORADO,**

also known by street and number as: **68 E MEADOW DRIVE #402 AKA UNIT 402 PK 5P 702 VILLAGE INN PLAZA VAIL CO 81657**

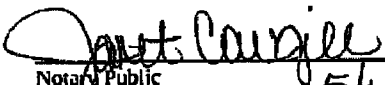
with all its appurtenances and warrants the title to the same, subject to **GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.** None

**TRADITIONS, L.P., A DELAWARE LIMITED PARTNERSHIP WHO ACQUIRED TITLE AS TRADITIONS, L.P., A DELAWARE LIMITED LIABILITY COMPANY**  
By: **HERCULES TECHNOLOGY COMPANY, AN OHIO CORPORATION, GENERAL PARTNER**

  
\_\_\_\_\_  
**TIMOTHY B. HARMON, PRESIDENT OF HERCULES TECHNOLOGY COMPANY**

State of Ohio )  
County of Stark ) ss.

The foregoing instrument was acknowledged before me on this day of March 12, 2014 by **TIMOTHY B. HARMON AS PRESIDENT OF HERCULES TECHNOLOGY COMPANY, AN OHIO CORPORATION, GENERAL PARTNER OF TRADITIONS, L.P., A DELAWARE LIMITED LIABILITY COMPANY** and **ACQUIRED TITLE AS TRADITIONS, L.P., A DELAWARE LIMITED LIABILITY COMPANY**

  
\_\_\_\_\_  
Notary Public  
My commission expires 5/4/14



**JANET COWGILL**  
Notary Public, State of Ohio  
My Commission Expires 5/4/2014

When Recorded Return to: **INMOBILIARIA GERVAT, LLC, A COLORADO LIMITED LIABILITY COMPANY PASEO DE LA REFORMA 540, COL. LOMAS DE CHAPULTEPEC 1100 MEXICO DF,**



**EXHIBIT A**

Property Address: 68 E MEADOW DRIVE #402 AKA UNIT 402 PK SP 702 VILLAGE INN PLAZA VAIL CO 81657

**RIGHT OF PROPRIETOR OF A VEIN OR LODGE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT OF RECORD IN INSTRUMENT RECORDED JULY 12, 1899 IN BOOK 48 AT PAGE 475.**

**RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED JULY 12, 1899, IN BOOK 48 AT PAGE 475.**

**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 AUGUST 10, 1962 IN BOOK 174 AT PAGE 179.**

**EASEMENT AND RIGHT OF WAY AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC., IN INSTRUMENT RECORDED NOVEMBER 19, 1971 IN BOOK 222 AT PAGE 321, AND AS SHOWN ON THE CONDOMINIUM MAP RECORDED NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 11.**

**(AFFECTS COMMON AREA ONLY)**

**EASEMENT GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC., IN INSTRUMENT RECORDED JANUARY 21, 1983 IN BOOK 352 AT PAGE 397.**

**(AFFECTS COMMON AREA ONLY)**

**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 NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 12 AND AS AMENDED IN INSTRUMENT RECORDED NOVEMBER 29, 2011 UNDER RECEPTION NO. 201122150.**

**RECIPROCAL EASEMENT AGREEMENT BETWEEN VAIL VILLAGE INN, A COLORADO CORPORATION, JAMM LTD., A COLORADO LIMITED PARTNERSHIP AND VAIL VILLAGE INN ASSOCIATES, A COLORADO GENERAL PARTNERSHIP RECORDED JANUARY 3, 1983 IN BOOK 351 AT PAGE 324.**

**TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 09, 1983 IN BOOK 367 AT PAGE 833.**

**EASEMENT BETWEEN VILLAGE INN PLAZA CONDOMINIUM ASSOCIATION, A COLORADO NON-PROFIT CORPORATION, VAIL VILLAGE INN, INC., A COLORADO CORPORATION, AND F & L VAIL VILLAGE PARTNERSHIP, A COLORADO GENERAL PARTNERSHIP IN DOCUMENT RECORDED JULY 10, 1984 IN BOOK 388 AT PAGE 862.**

**EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF VAIL VILLAGE FIRST FILING RECORDED AUGUST 6, 1962 AT RECEPTION NO. 96382.**

**EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SHOWN AND RESERVED ON THE CONDOMINIUM MAP OF VILLAGE INN PLAZA RECORDED NOVEMBER 19, 1982 IN BOOK 349 AT PAGE 11.**