



State Documentary Fee
Date: March 19, 2014
\$ 102.50

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

MAR 19 2014

THIS DEED, made on March 19, 2014 by FERNANDO PEREZ-GAVILAN AND SUSANA PLIEGO QUILJANO Grantor(s), of the County of _____ and State of _____ for the consideration of (\$1,025,000.00) *** One Million Twenty Five Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to FR 312, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is DIEGO RIVERA 149, SAN ANGEL INN., MEXICO, D.F. 01060 MEXICO, the following real property in the County of Eagle, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: 1650 FALLRIDGE ROAD #312 AKA UNIT 312 FALL RIDGE CONDOS 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 "B" ATTACHED HERETO AND INCORPORATED HEREIN.



FERNANDO PEREZ-GAVILAN



SUSANA PLIEGO QUILJANO

State of United Mexican States } s.s.)
Federal District }
City of Mexico }
County of Embassy of the United States of America } ss.)

The foregoing instrument was acknowledged before me on this day of March 19, 2014 by FERNANDO PEREZ-GAVILAN AND SUSANA PLIEGO QUILJANO


Michelle Bennett
Vice Consul

Notary Public PRESIDENTIAL COMMISSIONS ARE PERMANENT
My commission expires _____



When Recorded Return to: FR 312, LLC, A COLORADO LIMITED LIABILITY COMPANY
DIEGO RIVERA 149, SAN ANGEL INN., MEXICO, D.F. 01060 MEXICO



EXHIBIT A

CONDOMINIUM UNIT 312, FALL RIDGE CONDOMINIUMS, EAGLE COUNTY, COLORADO, ACCORDING TO THE CONDOMINIUM MAP FOR FALL RIDGE CONDOMINIUM, RECORDED JANUARY 26, 1978 IN BOOK 266 AT PAGE 87 IN THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION FOR FALL RIDGE CONDOMINIUMS, RECORDED DECEMBER 9, 1977 IN BOOK 263 AT PAGE 430 AND AMENDMENT THERETO RECORDED OCTOBER 23, 1978 IN BOOK 276 AT PAGE 733 IN SAID RECORDS, COUNTY OF EAGLE, STATE OF COLORADO.

EXHIBIT B

Property Address: 1650 FALLRIDGE ROAD #312 AKA UNIT 312 FALL RIDGE CONDOS 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 JUNE 29, 1903, IN BOOK 48 AT PAGE 495 AND RECORDED AUGUST 22, 1956, IN BOOK 157 AT PAGE 304.

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JUNE 29, 1903, IN BOOK 48 AT PAGE 495 AND RECORDED AUGUST 22, 1956 IN BOOK 157 AT PAGE 304.

EASEMENT GRANTED TO VAIL WATER AND SANITATION DISTRICT BY INSTRUMENT RECORDED FEBRUARY 5, 1969 IN BOOK 214 AT PAGE 612.

(AFFECTS COMMON AREA ONLY)

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 SEPTEMBER 14, 1977, IN BOOK 259 AT PAGE 755.

TERMS, CONDITIONS AND PROVISIONS OF THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR FALL RIDGE RECREATIONAL FACILITIES, RECORDED DECEMBER 9, 1977 IN BOOK 263 AT PAGE 429, AND AMENDMENT RECORDED JANUARY 25, 1978 IN BOOK 265 AT PAGE 986 AND AMENDMENT RECORDED NOVEMBER 28, 2000 RECEPTION NO. 745075.

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 DECEMBER 09, 1977, IN BOOK 263 AT PAGE 430 AND AS AMENDED IN INSTRUMENT RECORDED OCTOBER 23, 1978, IN BOOK 276 AT PAGE 733.

EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS AND NOTES AS SHOWN OR RESERVED ON THE CONDOMINIUM MAP OF FALL RIDGE CONDOMINIUMS RECORDED JANUARY 26, 1978 IN BOOK 266 AT PAGE 87.

TERMS, CONDITIONS AND PROVISIONS OF BROADBAND EASEMENT AND RIGHT OF ENTRY AGREEMENT RECORDED OCTOBER 22, 1996 IN BOOK 709 AT PAGE 133.

(AFFECTS COMMON AREA ONLY)

TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED JANUARY 21, 2014 AT RECEPTION NO. 201400969.

(AFFECTS COMMON AREA ONLY)