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WARRANTY DEED

THIS DEED, made this 17th day of December, 2001, between TRAMONTANA INVESTMENT COMPANY, a Cayman Islands corporation, grantor, and HILDA O'FARRILL AVILA, grantee, whose legal address is Synergistics Limited, Attn: Brenda Brandon, Ansbacher House, Jennet Street, George Town, Grand Cayman, Cayman Islands, B.W.I.;

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar and other good and valuable consideration, 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 grantor, her heirs, executors, beneficiaries, and assigns, all the real property together with improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

CONDOMINIUM UNIT 6, MEADOW VAIL PLACE CONDOMINIUMS, according to the Condominium Map for Ipanema Condominiums recorded October 22, 1982 in Book 347 at Page 596, and according to the Condominium Declaration for Ipanema Condominiums recorded October 22, 1982 in Book 347 at Page 595, and Supplement recorded November 13, 1984 in Book 399 at Page 500, and First Amendment thereto recorded April 30, 1987 in Book 461 at Page 832, in the Office of the Eagle County, Colorado, Clerk and Recorder, County of Eagle and State of Colorado,

also known as street number as: Condominium Unit 6, Meadow Vail Place;

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained and described, with the appurtenances, unto the grantee, her heirs, executors, beneficiaries, and assigns forever. And the grantor for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the grantee, her heirs, executors, beneficiaries, and assigns, that at the time of the ensealing and delivery of these presents, it 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 except those of record.

And the grantor shall and will **warrant and forever defend** the above bargained premises in the quiet and peaceable possession of the grantee, her heirs, executors, beneficiaries and assigns,

