



State Documentary Fee
Date: January 26, 2010
\$ 105.00

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

THIS DEED, made on **January 26, 2010** by **FRED HEICK AND DIANE HEICK** Grantor(s), of the State of **ILLINOIS** for the consideration of **(\$1,050,000.00) *** One Million Fifty Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **FERNANDO PEREZ-GAVILAN AND SUSANA PLIEGO QUIJANO** Grantee(s), as Joint Tenants whose street address is **BENITO JUAREZ #7, COL. GOYOACAN MEXICO CITY, 04100**, State of , 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 VAIL VALLEY DRIVE AKA UNIT 312 FALL RIDGE CONDOS VAIL CO 81657**

with all its appurtenances and warrants the title to the same, subject to *all taxes and assessments for the year 2010 and the matters stated in Section 13 (transfer of title) of the Contract to Buy and Sell Real Estate (a) 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); (b) distribution utility easements (including Cable TV); (c) 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); (d) inclusion of the Property within any special tax district; and, (e) other None*

FRED HEICK

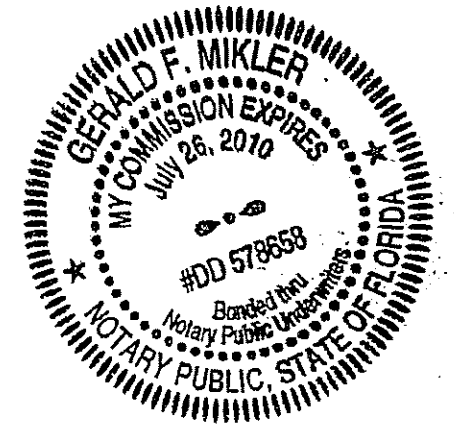
DIANE HEICK

State of FLORIDA)
County of OSCEOLA) ss.

The foregoing instrument was acknowledged before me on this day of **January 26, 2010** by **FRED HEICK AND DIANE HEICK**

Notary Public

My commission expires 7/26/10



When Recorded Return to: **FERNANDO PEREZ-GAVILAN AND SUSANA PLIEGO QUIJANO**
BENITO JUAREZ #7, COL. GOYOACAN MEXICO CITY, 04100



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.