

**WARRANTY DEED**

State Doc Fee: \$153.50  
Recording Fee: \$16.00

**THIS DEED** is dated the 20<sup>th</sup> day of November, 2012, and is made between

Warren M. Ross and Arlene Ross

(whether one, or more than one), the "Grantor" of the County of \_\_\_\_\_ and State of Maryland and

**Lodge at Lionshead 103, LLC, a Colorado Limited Liability Company**

(whether one, or more than one), the "Grantee", whose legal address is c/o Garfield & Hecht, P.C. P.O. Box 5450, Avon, CO 81620 of the County of Eagle and State of Colorado.

**WITNESS**, that the Grantor, for and in consideration of the sum of **One Million Five Hundred Thirty Five Thousand Dollars and No Cents ( \$1,535,000.00 )**, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Eagle and State of Colorado described as follows:

Condominium Unit 103,  
VAIL/LIONSHEAD CONDOMINIUMS,

According to the Condominium Map thereof filed for record December 12, 1971 in Book 219 at Page 496 as Reception No. 115122, and According to and subject to the Condominium Declaration for Vail/Lionshead Condominium recorded January 12, 1971 in Book 219 at Page 495 as Reception No. 115121 and the First Supplement to Condominium Declaration recorded August 1, 1974 in Book 235 at Page 869 as Reception No. 131828

COUNTY OF EAGLE,  
STATE OF COLORADO

also known by street address as: 390 E. Lionshead Circle, Condominium Unit 103, Vail, CO 81657

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, 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 premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the Grantees, and the Grantees' heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns: that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, and in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as 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 and subject to:

**See Exhibit "A" attached hereto and made a part hereof**

And the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, *but not any adjoining vacated street or alley*, if any, in the quiet and peaceable possession of the Grantees, and the heirs and assigns of the Grantees, against all and every person or persons lawfully claiming the whole or any part thereof.

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

Warren M. Ross  
Warren M. Ross

Arlene Ross  
Arlene Ross

State of Maryland  
County of HOWARD

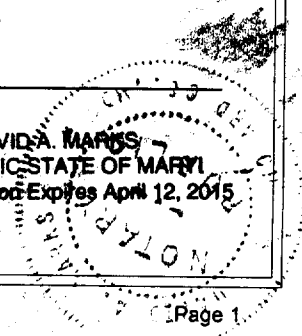
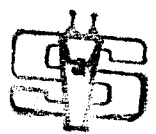
The foregoing instrument was acknowledged before me this 13 day of November, 2012 by Warren M. Ross and Arlene Ross.

Witness my hand and official seal.

David A. Mariss  
Notary Public

My commission expires:

DAVID A. MARISS  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires April 12, 2015



**EXHIBIT "A"**  
**DEED EXCEPTIONS**

1. Taxes for the year 2012 and any subsequent years not yet a lien due and payable.
2. The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district or inclusion in any water service or street improvement area.
3. Protective Covenants of Vail/Lionshead, First Filing recorded May 18, 1970 in Book 217 at Page 675 as Reception No. 113259, Amendments recorded July 30, 1970 in Book 218 at Page 334 as Reception No. 113925 and October 15, 1970 Book 218 at Page 899 as Reception No. 114507.
4. All matters shown on the plat of Vail/Lionshead First Filing recorded May 18, 1970 in Book 217 at Page 676 as Reception No. 113260 as Amended by document recorded October 15, 1970 in Book 218 at Page 900 as Reception No. 114508.
5. Condominium Declaration for Vail/Lionshead Condominiums recorded January 12, 1971 in Book 219 at Page 495 as Reception No. 115121 and the First Supplement thereto recorded August 1, 1974 in Book 235 at Page 869 as Reception No. 131828.
6. All matters shown on the Condominium Map for Vail/Lionshead Condominium, recorded January 12, 1971 in Book 219 at Page 496 as Reception No. 115122.
7. Second Supplement to the Condominium Declaration for Vail/Lionshead Condominiums recorded September 5, 1974 in Book 236 at Page 330 as Reception No. 132294.
8. Amendment to Bylaws of Vail Lionshead Condominium Association recorded October 17, 2003 as Reception No. 854313.
9. Grant of Easement recorded November 21, 2005 as Reception No. 937644.
10. Any and all existing leases and tenancies.

201223392