



After recording, return to:
Janice...
P.O. Box 5860

SPECIAL WARRANTY DEED

4+1/26-
[Handwritten signature]

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS DEED is made this 31 day of December, 2008 between **Hilda O'Farill Avila**, whose legal address is Ave. San Jeronimo 790, Mexico 10200 D.F. Mexico, Mexico, ("**Grantor**"), and

Hilda O'Farrill Avila and Caroline Stephanie Kelly O'Farrill, as **Joint Tennants**, whose legal address is Ave. San Jeronimo 790, Mexico 10200 D.F. Mexico, Mexico ("**Grantee**");

WITNESSETH that Grantor, for and in consideration of the sum of Less Than Five Hundred US Dollars, in hand paid, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged and confessed for all purposes, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, and Grantee's heirs, successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

UNIT 204, ACCORDING TO THE CONDOMINIUM DECLARATION AND PLAN OF QUARTER SHARE OWNERSHIP FOR THE WILLOWS CONDMINIUMS AT VAIL, RECORDED ON OCTOBER 7, 2008, AT RECEPTION NO. 200821529 AND THE CONDOMINIUM MAP RECORDED ON OCTOBER 7, 2008 AT RECEPTION NO. 200821530 IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO.

Also known and numbered as Condominium Unit No. 204, The Willows Condominiums, Vail, CO 81657;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto 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 Grantor, either at law or in 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 Grantee, and Grantee's heirs, successors and assigns forever. Grantor, for Grantor and Grantor's heirs, successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, and Grantee's heirs, successors and assigns, against all and

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every person claiming the whole or any part thereof, by, through or under Grantor, except as stated, assessments for the current year, payable January 1, 2010.

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



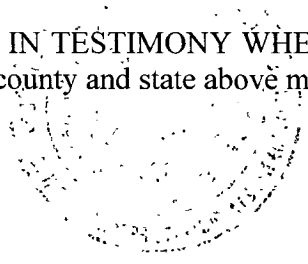
GRANTOR:

By: Hilda O'Farrill Avila
Hilda O'Farrill Avila

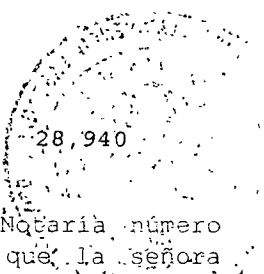
México City:

On this 12 day of January, 2009, before me personally appeared Hilda O'Farrill Avila, to me known, who being by me first duly sworn, acknowledged said instrument to be his free act and deed and acknowledged to me that he executed the same for the purpose therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state above mentioned on the day and year first above written.



Notary Public
Name: Jose Luis Villavicencio Castañeda
Address: Melchor Ocampo 19-301, colonia
Tizapán, Delegación Álvaro Obregón, código
Postal 01090, Ciudad de México, Distrito Federal.



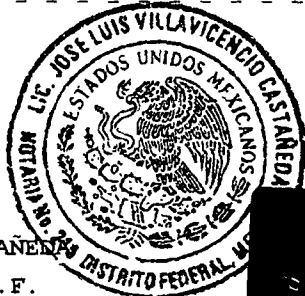
Yo, **JOSE LUIS VILLAVICENCIO CASTAÑEDA**, Titular de la Notaría número Doscientos Dieciocho del Distrito Federal, **CERTIFICO**: que la señora **HILDA O'FARRILL AVILA**, a quien conozco personalmente, reconoció como suya la firma que calza el presente documento que consta de dos hojas con texto sólo por el anverso en idioma inglés, declarando que es la firma que acostumbra usar en todos los actos jurídicos que celebra y ratifico el contenido del mismo. - - - - -

- - - Asimismo, declaró en terminos de lo dispuesto por el artículo ciento treinta y cinco de la Ley del Notariado para el Distrito Federal, que el presente documento cuya firma ratifica y que obra en idioma inglés, no requiere de traducción y que conoce en todos sus términos el contenido de dicho documento, liberando al suscrito Notario de cualquier responsabilidad que pudiese derivar por el mismo. - - - - -

- - - Lo anterior se hizo constar en el acta número veintiocho mil novecientos cuarenta, de fecha doce de enero del año dos mil nueve. - - -

----- CONSTE -----

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LIC. JOSE LUIS VILLAVICENCIO CASTAÑEDA
TITULAR DE LA NOTARIA 218 DEL D.F.





Source Language **Spanish**

Target Language **English**



I, Jose Luis Villavicencio Chestnut grove, To title of the Notary's office number Two hundred Eighteen of the Federal District, Certifico that Mrs Hilda Or' Farrill Avila, whom personally I know, reconocio like hers the company/signature that wears the present document that consists of two leaves company/signature that is used to using in all the legal transactions that celebrate and I ratify the content of the same one

Also, thirty and five of the law of the Nortariado for the Federal District declare in terminus of the arranged thing by I articulate one hundred, that the present document whose company/signature ratifies and that builds in English language, require of translation and which does not know in all his terminus the content said document, releasing to the subscribed Notary of any responsibility that could deriver by he himself

The previous thing was pointed out in the act I number twenty-eight thousands nine hundred forty, of date twelve of January of afio two thousands nine

Consist

Lic Jose Luis Villavicencio Chestnut grove

To title of Notary's office 218 Of the D.F

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