



STATE DOCUMENTARY FEE
Date: October 14, 2008
\$ 675.00

SPECIAL WARRANTY DEED

THIS DEED, Made on this day of October 14, 2008, between
WILLOWS CONDOMINIUM AT VAIL, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

of the County of _____ and State of MARYLAND, Grantor(s), and

HILDA O'FARRILL AVILA

whose legal address is : AVE. SAN JERONIMO 790 MEXICO 10200 D.F. MEXICO, MEXICO
of the _____ County of _____ and State of _____, of the Grantee(s):

16-

WITNESS, That the Grantor, for and in consideration of the sum of (\$6,750,000.00)

*** Six Million Seven Hundred Fifty Thousand and 00/100 ***

DOLLARS

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 Grantee(s), their heirs and assigns forever, 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:

UNIT 204, ACCORDING TO THE CONDOMINIUM DECLARATION AND PLAN OF QUARTER SHARE OWNERSHIP FOR THE WILLOWS CONDOMINIUMS 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 RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO.

also known as street number CONDOMINIUM UNIT NO. 204, THE WILLOWS CONDOMINIUMS VAIL CO 81657

TOGETHER with all and singular and 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(s), 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 appurtenances, unto the Grantee(s), their heirs, successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee(s), their heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor(s), SUBJECT TO GENERAL TAXES FOR THE YEAR 2008; AND EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, IF ANY; AND DISTRIBUTION UTILITY EASEMENTS; AND MATTERS NOT SHOWN BY THE PUBLIC RECORDS BUT OF WHICH GRANTEE HAS ACTUAL KNOWLEDGE; AND INCLUSION OF THE PROPERTY WITHIN ANY SPECIAL TAXING DISTRICT; AND THE BENEFITS AND BURDENS OF ANY DECLARATION AND PARTY WALL AGREEMENTS, IF ANY.

IN WITNESS WHEREOF the Grantor(s) have executed this deed on the date set forth above.

WILLOWS CONDOMINIUM AT VAIL, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
By: TRIUMPH WILLOWS GP, LLC, GENERAL PARTNER

By: TRIUMPH DEVELOPMENT, LLC, MEMBER

By: *[Signature]*
Steven J. Vinyates AS MEMBER

STATE OF Colorado)
County of Eagle)ss.

The foregoing instrument was acknowledged before me on this day of October 14, 2008, by Steven J. Vinyates MEMBER OF TRIUMPH DEVELOPMENT, LLC, MEMBER OF TRIUMPH WILLOWS GP, LLC, GENERAL PARTNER OF WILLOWS CONDOMINIUM AT VAIL, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

My commission expires 11/10/10
Witness my hand and official seal.

[Signature]
Notary Public

Name and Address of Person Creating Newly Created Legal Description (38-35-106.5, C.R.S.)

Escrow# V50020555 When Recorded Return to: HILDA O'FARRILL AVILA
Title# VB50020555

Form 767 01/27/03 SPEC.WD1 WARRANTY DEED

Ave. San Jeronimo 790 Mexico 10200 D.f. Mexico,
Mexico

(828447)E