

4/26
650
Doc

WARRANTY DEED

THIS DEED, made this 10th day of September, 2014, between

SOLARIS PROPERTY OWNER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

whose address is 141 E. Meadow Drive #211, Vail, CO 81657, GRANTOR(S), and

SOLARIS 7A, LLC A COLORADO LIMITED LIABILITY COMPANY

whose address is ~~Castillo De Chapultepec 115~~ Masaryk 111-5
Mexico City, Mexico 11570, GRANTEE(S):

11570
WITNESS, that the grantor(s), for and in consideration of the sum of SIX MILLION FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$6,500,000.00), 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 grantees, grantee's 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:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND FORMING A PART HEREOF

also known by street and number as: 141 East Meadow Drive,
Unit 7A East, Vail, CO 81657

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtenant, 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 premises, with the hereditaments and appurtenances;

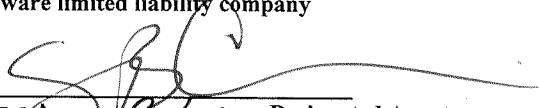
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever. The grantor, for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the enrolling and delivery of these presents, grantor 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 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 general taxes for the current and subsequent years, and except those matters set forth on Exhibit "B" attached hereto and forming a part hereof

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

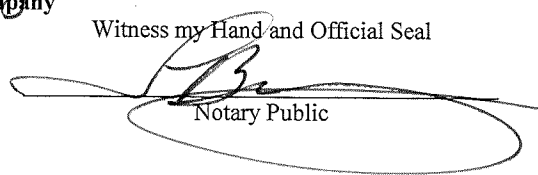
Solaris Property Owner II, LLC, a
Delaware limited liability company

BY 
Craig Cohn, Designated Agent

State of Colorado }
County of Eagle } §

The foregoing instrument was acknowledged, subscribed and sworn to before me this 10th day of Sept, 2014 by Craig Cohn, Designated Agent of Solaris Property Owner II, LLC, a Delaware limited liability company

My Commission Expires: 7/8/17

Witness my Hand and Official Seal

Notary Public

TRACEY L. BAUMGARDNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014020320
MY COMMISSION EXPIRES 07/08/2017

EXHIBIT "A"

Attached to and forming a part of
WARRANTY DEED

between

GRANTOR: **SOLARIS PROPERTY OWNER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

GRANTEE: **SOLARIS 7A, LLC A COLORADO LIMITED LIABILITY COMPANY**

LEGAL DESCRIPTION

CONDOMINIUM UNIT 7A EAST, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, IN THE RESIDENCES AT SOLARIS-VAIL, ACCORDING TO THE CONDOMINIUM PLAT FOR THE RESIDENCES AT SOLARIS-VAIL RECORDED ON APRIL 26, 2010 AT RECEPTION NO. 201007818 AND AMENDMENT RECORDED APRIL 25, 2012 AT RECEPTION NO. 201208075, IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AND THE CONDOMINIUM DECLARATION FOR THE RESIDENCES AT SOLARIS-VAIL RECORDED ON APRIL 26, 2010 AT RECEPTION NO. 201007819, FIRST AMENDMENT RECORDED JUNE 30, 2010 UNDER RECEPTION NO. 201013180, SECOND AMENDMENT RECORDED NOVEMBER 10, 2011 UNDER RECEPTION NO. 201121110 AND THIRD AMENDMENT RECORDED APRIL 25, 2012 UNDER RECEPTION NO. 201208076, TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ALL IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO.

County of Eagle, State of Colorado.

also known by street and number as: **141 East Meadow Drive,
Unit 7A East, Vail, CO 81657**

EXHIBIT "B"

Attached to and forming a part of

WARRANTY DEED

between

GRANTOR: **SOLARIS PROPERTY OWNER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

GRANTEE: **SOLARIS 7A, LLC A COLORADO LIMITED LIABILITY COMPANY**

EXCEPTIONS TO TITLE

1. TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN, NOT YET DUE AND PAYABLE.
2. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 12, 1899, IN BOOK 48 AT PAGE 475.
3. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 12, 1899, IN BOOK 48 AT PAGE 475.
4. TERMS, CONDITIONS AND PROVISIONS OF CONSOLIDATED SERVICE PLAN RECORDED JANUARY 05, 2007 AT RECEPTION NO. 200700327.
5. TERMS, CONDITIONS AND PROVISIONS OF ORDER OF INCLUSION RECORDED APRIL 27, 2007 AT RECEPTION NO. 200710831.
6. TERMS, CONDITIONS AND PROVISIONS OF ORDER OF INCLUSION RECORDED APRIL 27, 2007 AT RECEPTION NO. 200710832 AND RECORDED MARCH 19, 2008 AT RECEPTION NO. 200805845.
7. TERMS, CONDITIONS AND PROVISIONS OF ORDER OF INCLUSION RECORDED APRIL 27, 2007 AT RECEPTION NO. 200710833 AND RECORDED MARCH 19, 2008 RECEPTION NO. 200805846.
8. TERMS, CONDITIONS AND PROVISIONS OF CROSSROADS PROTECTIVE COVENANTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW RECORDED AUGUST 16, 2007 UNDER RECEPTION NO. 200721910, RE-RECORDED AUGUST 28, 2007 UNDER RECEPTION NO. 200722884.
9. TERMS, CONDITIONS AND PROVISIONS OF UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED OCTOBER 10, 2007 AT RECEPTION NO. 200727141 AND UNDERGROUND RIGHT OF WAY EASEMENT RECORDED OCTOBER 10, 2007 AT RECEPTION NO. 200727142. (AFFECTS COMMON ELEMENTS)
10. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT BETWEEN SOLARIS PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SOLARIS METROPOLITAN DISTRICT NO. 1 RECORDED MAY 28, 2008 AT RECEPTION NO. 200811070. (AFFECTS COMMON ELEMENTS)
11. THE EFFECT OF SOLARIS METROPOLITAN DISTRICT NOS. 1 -3 MAP RECORDED DECEMBER 22, 2009 UNDER RECEPTION NO. 200927310.
12. EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SHOWN OR RESERVED ON THE CONDOMINIUM PLAT FOR SOLARIS-VAIL RECORDED APRIL 26, 2010 UNDER RECEPTION NO. 201007816.
13. TERMS, CONDITIONS AND PROVISIONS OF SHARED FACILITIES AGREEMENT RECORDED APRIL 26, 2010 AT RECEPTION NO. 201007817, FIRST AMENDMENT RECORDED JUNE 30, 2010 RECEPTION NO. 201013179, SECOND AMENDMENT THERETO RECORDED DECEMBER 10, 2010 UNDER RECEPTION NO. 201024997 AND THIRD

201415476

AMENDMENT THERETO RECORDED NOVEMBER 10, 2011 UNDER RECEPTION NO. 201121109.

14. EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SHOWN OR RESERVED ON THE CONDOMINIUM PLAT FOR THE RESIDENCES AT SOLARIS-VAIL RECORDED APRIL 26, 2010 AT RECEPTION NO. 201007818 AND AMENDMENT THERETO RECORDED APRIL 25, 2012 AT RECEPTION NO. 201208075.
15. THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS, AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN CONDOMINIUM DECLARATION FOR THE RESIDENCES AT SOLARIS-VAIL RECORDED APRIL 26, 2010 UNDER RECEPTION NO. 201007819, FIRST AMENDMENT RECORDED JUNE 30, 2010 UNDER RECEPTION NO. 201013180, SECOND AMENDMENT RECORDED NOVEMBER 10, 2011 UNDER RECEPTION NO. 201121110 AND THIRD AMENDMENT RECORDED APRIL 25, 2012 UNDER RECEPTION NO. 201208076.
16. TERMS, CONDITIONS AND PROVISIONS OF SIDEWALK/STREETScape & SNOWMELT MAINTENANCE AGREEMENT RECORDED SEPTEMBER 21, 2010 AT RECEPTION NO. 201018719. (AFFECTS COMMON ELEMENTS)
17. TERMS, CONDITIONS AND PROVISIONS OF TOWN OF VAIL REVOCABLE PERMIT TO ERECT OR MAINTAIN IMPROVEMENTS ON A PUBLIC RIGHT-OF-WAY RECORDED DECEMBER 16, 2010 AT RECEPTION NO. 201025482. (AFFECTS COMMON ELEMENTS)
18. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED MAY 09, 2012 AT RECEPTION NO. 201209258. (AFFECTS COMMON ELEMENTS)