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WARRANTY DEED

THIS DEED, Made on this day of January 29, 1991

between
JAMES H. RIVERS

of the *County of EAGLE and State of Colorado,
grantor, and
CAPE SHIRLEY N.V., A NETHERLAND ANTILLES
CORPORATION

a corporation organized and
existing under and by virtue of the laws of the State of
grantee: whose legal address is
CARACOL 598, COSTA DE ORO
919 VERA CRUZ, MEXICO

WITNESSETH, That the grantor, for and in consideration of the sum of

TWO HUNDRED SIXTY FIVE THOUSAND DOLLARS AND 00/100THS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these pre-
sents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all of the real
property, together with improvements, if any, situate, lying and being in the County of EAGLE
and State of Colorado, described as follows:

CONDOMINIUM UNIT 205, 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.

also known by street and number as: CONDOMINIUM UNIT 205, FALL RIDGE CONDOMINIUMS

TOGETHER with all and singular the 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, 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, its
successors and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant,
grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and
delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and in-
defeasible 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 of nature
soever, except
EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1991 AND SUBSEQUENT YEARS, AND
SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF
RECORD.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possess-
ion of the grantee, its successors 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.

James H. Rivers
JAMES H. RIVERS

STATE OF COLORADO ~~LOUISIANA~~

~~Parish~~ County of ~~OLIVIA~~ ~~TA~~

SS.

The foregoing instrument was acknowledged before me on this day of January 29, 1991

, by JAMES H. RIVERS

My commission expires: *Life*
Witness my hand and official seal.

Kathy Deuman
Notary Public

*If in Denver, insert "City and"

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