

7/11 -
61 -

(1)

THIS DEED, Made this day of **September 03, 1997**

between
PARKSIDE VILLA PARTNERS, INC., A COLORADO CORPORATION



of the County of **EAGLE**

1 of 2 R 11.00 D 61.00 Sara J Fisher, Eagle, CO

Colorado, of the first part, and
CAPE SHIRLEY, N.V., A NETHERLANDS ANTILLES CORPORATION

Date: Col -
State Doc. Fee

**CAROCOL 598
COSTA DE ORO 919**

whose legal address is of the County of and State of Colorado, of the second part.
WITNESSETH, That the said party of the first part, for and in consideration of the sum of **(***\$610,000.00)**

SIX HUNDRED TEN THOUSAND DOLLARS AND 00/100THS

to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged and confessed, has bargained, granted, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, his heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the

County of **EAGLE** and State of Colorado, to wit:
LOT 3, PARKSIDE VILLAS, ACCORDING TO THE PLAT RECORDED DECEMBER 11, 1995 IN BOOK 683 AT PAGE 308 AND AS DEFINED AND DESCRIBED IN THE DECLARATION RECORDED DECEMBER 11, 1995 IN BOOK 683 AT PAGE 309, COUNTY OF EAGLE, STATE OF COLORADO.

also known as street number **LOT 3, PARKSIDE VILLAS**

TOGETHER with all and singular and 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 the said party of the first part, 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 said party of the second part, his heirs and assigns forever. And the said party of the first part, for himself, his heirs, executors, and administrators, does covenant, grant, bargain, and agree to and with the said party of the second part, his heirs 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 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 and encumbrances of whatever kind or nature soever; EXCEPT GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 1997 AND SUBSEQUENT YEARS AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS, AS SHOWN ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN

and the aboved bargained premises in the quiet and peaceable possession of said party of the second part, his heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND. 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 said party of the first part has hereunto set his hand and seal the day and year first above written.

PARKSIDE VILLA PARTNERS, INC., A COLORADO CORPORATION (SEAL)

BY FRANK E. NAVARRO, VICE PRESIDENT (SEAL)

STATE OF COLORADO
County of
EAGLE ss.

The foregoing instrument was acknowledged before me on this day of **September 03, 1997**
by **FRANK E. NAVARRO, VICE PRESIDENT OF PARKSIDE VILLA PARTNERS, INC., A COLORADO CORPORATION**

My commission expires 11/13/99
Witness my hand and official seal.

**J. MICHAEL MOSS
NOTARY PUBLIC
STATE OF COLORADO**

Notary Public

Return to Grantee

1258057

EXHIBIT A

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 October 04, 1918, IN BOOK 93 AT PAGE 301.

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED October 04, 1918, IN BOOK 93 AT PAGE 301.

UTILITY EASEMENT AFFECTING SUBJECT PROPERTY, BEING 20 FEET IN WIDTH AS RESERVED IN DEEDS RECORDED JUNE 21, 1967 IN BOOK 203 AT PAGES 429 AND 431.

TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED August 24, 1995 IN BOOK 674 AT PAGE 449.

RIGHT OF WAY EASEMENT AS GRANTED TO VAIL VILLAGE WEST WATER & SANITATION DISTRICT IN INSTRUMENT RECORDED April 22, 1971, IN BOOK 220 AT PAGE 326.

EASEMENTS, RESERVATIONS AND RESTRICTIONS AS SHOWN OR RESERVED ON THE PLAT RECORDED December 11, 1995 IN BOOK 683 AT PAGE 308.

TERMS, CONDITIONS AND PROVISIONS OF DECLARATION RECORDED December 11, 1995 IN BOOK 683 AT PAGE 309.



632916 09/12/1997 11:54A B736 P962
2 of 2 R 11.00 D 61.00 Sara J Fisher, Eagle, CO