

WARRANTY DEED
No Documentary Fee required under CRS 39-13-102(2)(a)

THIS DEED, made on June 14, 2017 between Caroline Stephanie Kelly O'Farrill, whose legal address is San Jeronimo #790, San Jeronimo Lidice, CP 10200, Distrito Federal, Mexico ("Grantor"), and

Limerick Investments, LLC whose legal address is of the second part 12649 West Warren Avenue, Lakewood, Colorado 80228 ("Grantee").

WITNESSETH, that Grantee, for and in consideration of the sum of **ten dollars (\$10.00)** to the Grantor in hand paid by the Grantee, the receipt and sufficiency whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, all of the following described or parcel(s) of land, situate, lying and being in the County of Eagle and State of Colorado, to-wit:

CONDOMINIUM UNIT 6, MEADOW VAIL PLACE CONDOMINIUMS ACCORDING TO THE CONDOMINIUM MAP FOR IPANEMA CONDOMINIUMS RECORDED OCTOBER 22, 1982 IN BOOK 347 AT PAGE 596, AND ACCORDING TO THE CONDOMINIUM DECLARATION FOR IPANEMA CONDOMINIUMS RECORDED OCTOBER 22, 192 IN BOOK 347 AT PAGE 595, AND SUPPLEMENT RECORDED NOVEMBER 13, 1984 IN BOOK 399 AT PAGE 500, AND FIRST AMENDMENT THERETO RECORDED APRIL 30, 1987 IN BOOK 461 AT PAGE 832, IN THE OFFICE OF THE EAGLE COUNTY, COLORADO CLERK AND RECORDER, COUNTY OF EAGLE, also known as street number CONDOMINIUM UNIT 6, MEADOW VAIL PLACE.

TOGETHER, with all and singular the hereditaments and appurtenances belonging thereunto, 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 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 bargained and described above, with the appurtenances unto the Grantee, its successors and assigns forever. And the said **Caroline Stephanie Kelly O'Farrill** of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form 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 2017 AND SUBSEQUENT YEARS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD.

And the above bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the Grantor shall and will WARRANT AND FOREVER DEFEND.

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

GRANTOR:

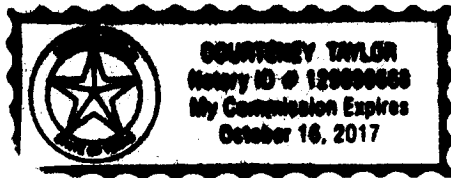
Caroline Stephanie Kelly O'Farrill

Caroline Stephanie Kelly O'Farrill

STATE OF TEXAS }

COUNTY OF HARRIS }

The foregoing instrument was acknowledged before me this 14 day of June 2017 by Caroline Stephanie Kelly O'Farrill.



Courtney Taylor
NOTARY PUBLIC, STATE OF TEXAS

Courtney Taylor
NOTARY PRINT NAME

My commission expires:

10/16/17

WHEN RECORDED RETURN TO:

THE VLAHADAMIS LAW FIRM, P.C. 5959 WEST LOOP SOUTH, SUITE 160, BELLAIRE, TX 77401