

FILING STAMP

THIS DEED, Made this day of **August 04, 1997**
between **CAPE SHIRLEY N.V., A NETHERLANDS ANTILLES CORPORATION**

of the _____ County of _____ and State of _____
Colorado, of the first part, and

JAMES W. CARNEY AND PATRICIA J. MCFARLAND

whose legal address is **217 49TH
DES MOINES, IA 50312**

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 **(***\$410,000.00)**

FOUR HUNDRED TEN THOUSAND DOLLARS AND 00/100THS

and other good and valuable consideration to the said party of the first part in hand paid by the said parties of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said parties of the second part, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the following described lot or parcel of land, lying and being in the _____ County of **EAGLE** and State of Colorado, to wit:

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 as street number **CONDOMINIUM UNIT 205, FALL RIDGE CONDOMINIUMS**

TOGETHER with all and singular the 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 parties of the second part, their 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 parties of the second part, their heirs and assigns, that at the time of the ensealing 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 OF WAY OF RECORD.

and the aboved bargained premises in the quiet and peaceable possession of said parties of the second part, the survivor of them, their assigns and the heirs and assigns of such survivor, 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.

Signed, Sealed and Delivered in the Presence of

CAPE SHIRLEY N.V., A NETHERLANDS ANTILLES CORPORATION (SEAL)

BY MIRIAM ZAVALA RUIZ, MANAGING DIRECTOR (SEAL)

BY MIGUEL ANTONIO RUIZ, MANAGING DIRECTOR (SEAL)

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1 of 1 R 6.00 D 41.00 Sara J Fisher, Eagle, CO

County of _____ > ss. _____
EAGLE

The foregoing instrument was acknowledged before me this day of **August 04, 1997**

by **MIRIAM ZAVALA RUIZ AND MIGUEL ANTONIO RUIZ, MANAGING DIRECTORS OF CAPE SHIRLEY N.V., A NETHERLANDS ANTILLES 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

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