

1-20-94

WARRANTY DEED

THIS DEED, Made this 17th day of February 19 94, between CAPE SHIRLEY N.V., A NETHERLAND ANTILLES CORPORATION

200000

of the ~~XXXXXX~~ Netherland Antilles ~~XXXXX~~ State of Colorado, grantor, and EDWARD M. SHEEHAN, JR. and RAMONA R. SHEEHAN

whose legal address is 1 Sevilla Road, Andover, MA 01810

Massachusetts

of the County of and State of Colorado, grantees:

WITNESS, that the grantor, for and in consideration of the sum of TWO HUNDRED THOUSAND AND NO/100'S ***** (\$200,000.00) ***** DOLLARS, 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, their heirs and assigns forever, not in tenancy in common but in joint tenancy, 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:

Condominium Unit 314, FALL RIDGE CONDOMINIUMS, according to the Map filed January 26, 1978, in Book 266 at Page 87 and Amendment recorded October 27, 1978, in Book 277 at Page 215 and according to the Condominium Declaration recorded December 9, 1977, in Book 263 at Page 430 and Amendment recorded October 23, 1978, in Book 276 at Page 733.

also known by street and number as 1650 East Vail Valley Drive, #314, Vail, CO 81657

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 grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their 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 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 those easements, restrictions, reservations or other matters of record more particularly described in attached Exhibit "A", and except taxes and assessments for the year 1994, which after proration and adjustment, as of the date hereof, Grantees assume and agree to pay.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their 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.

CAPE SHIRLEY N.V., A NETHERLAND ANTILLES CORPORATION

BY: Miriam Zavala de Ruiz
MIRIAM ZAVALA DE RUIZ, MANAGING DIRECTOR

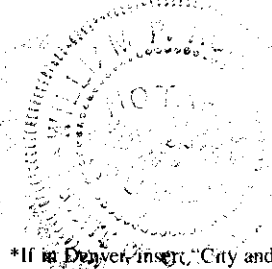
BY: Miguel A. Ruiz Ortiz
MIGUEL A. RUIZ ORTIZ, MANAGING DIRECTOR

COUNTRY OF MEXICO
~~XXXXXX~~

County of } ss.

The foregoing instrument was acknowledged before me this 18 day of February, 19 94, by CAPE SHIRLEY N.V., A NETHERLAND ANTILLES CORPORATION BY MIRIAM ZAVALA DE RUIZ, MANAGING DIRECTOR and MIGUEL A. RUIZ ORTIZ, MANAGING DIRECTOR

X Witness my hand and official seal.
X My Commission expires 04/01, 19 97.



William P. Robinson
Notary Public
PO. Box 1464
VAIL CO 81659

*If in Denver, insert "City and."

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

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Sara J. Fisher Eagle County Clerk & Recorder

REC 10.00 DOC 20.00

307758 ECT

EXHIBIT "A"

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Right of the Proprietor of a Vein or Lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as reserved in United States Patent recorded June 29, 1903, in Book 48 at Page 495 and August 22, 1956, in Book 157 at Page 304.

Right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent record.

Agreement between Vail Associates, Ltd., and Gas Facilities, Inc. recorded July 17, 1964, in Book 183 at Page 157.

Easement granted to Vail Water and Sanitation District by investment recorded February 5, 1969, in Book 214 at Page 612.

Easements as shown on the Plat of Sunburst Filing No. 2 recorded September 14, 1977, in Book 259 at Page 744, and Sunburst Filing No. 3 recorded December 20, 1977, in Book 263 at Page 429.

Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded September 14, 1977, in Book 259 at Page 755.

Restrictions, which do not contain a forfeiture or reverter clause, as contained in instrument recorded December 9, 1977, in Book 263 at Page 429, as amended by instrument recorded January 25, 1978, in Book 265 at Page 986 and October 5, 1978, in Book 276 at Page 283.

Those covenants, conditions, obligations, easements and restrictions which are a burden to the Condominium Unit described in Schedule A, and set forth in the Condominium Declaration recorded December 9, 1977, in Book 263 at Page 430, as amended by instrument(s) recorded October 23, 1978, in Book 276 at Page 733.