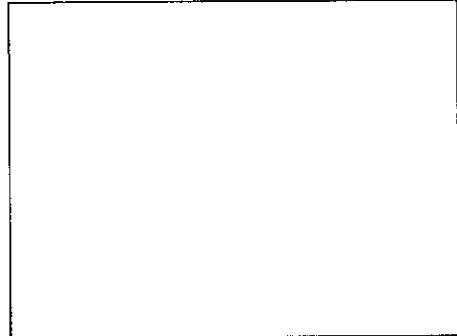


WARRANTY DEED

THIS DEED, Made this 18TH day of FEBRUARY, 1994 between LINDA C. FRIED of the County of EAGLE and State of COLORADO, grantor, and

ERNESTO FERNANDEZ HURTADO and GHISLAINE EVELYNE T. DE FERNANDEZ

whose legal address is CAMPOS ELISEOS 400 PISO 17, MEXICO D.F., MEXICO - of the County of _____ and State of MEXICO, grantees:



WITNESS, that the grantor, for and in consideration of the sum of TWO HUNDRED FIFTY-TWO THOUSAND ONE HUNDRED SIXTY-FIVE AND 00/100ths DOLLARS, (\$252,165.00), 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:

LOT 4, BLOCK 3, BIGHORN SUBDIVISION FIFTH ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, COUNTY OF EAGLE, STATE OF COLORADO

also known by street and number as 5128 GORE CIRCLE, VAIL, COLORADO 81657

TOGETHER with all and singular the hereditaments and appurtenances therunto 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.

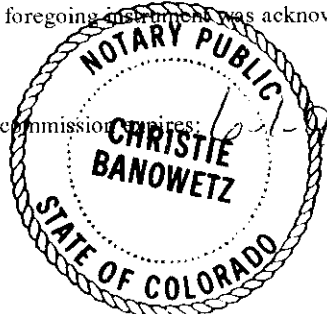
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, 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 for taxes for the current year, a lien but not yet due or payable, easements, restrictions, reservations, covenants and rights-of-way of record, if any,

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.

LINDA C. FRIED

STATE OF COLORADO)
COUNTY OF Eagle) ss.

The foregoing instrument was acknowledged before me this 18TH day of FEBRUARY, 1994 by LINDA C. FRIED



My commission expires:

Witness my hand and official seal.

Notary Public

Return to: Grantor

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