



WARRANTY DEED

THIS DEED, Made on this day of May 29, 2007, between

ROBERT E. MASTERSON, TRUSTEE OF THE ROBERT E. MASTERSON REAL ESTATE REVOCABLE TRUST U/A DATED AUGUST 9, 2001

of the \_\_\_\_\_ County of \_\_\_\_\_ and State of CALIFORNIA, of the Grantor(s), and BRIDGE STREET INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

whose legal address is : C/O CHRISTIANA, INC., 356 HANSON RANCH ROAD VAIL, CO 81657 of the \_\_\_\_\_ County of \_\_\_\_\_ and State of COLORADO, of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of (\$2,200,000.00 )

\*\*\* Two Million Two Hundred Thousand and 00/100 \*\*\* 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 Grantee(s), his heirs and assigns forever, 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 303, BRIDGE STREET LODGE, ACCORDING TO THE RESTATED CONDOMINIUM DECLARATION FOR BRIDGE STREET LODGE, A CONDOMINIUM RECORDED DECEMBER 29, 1995 IN BOOK 684 AT PAGE 839 AND THE CONDOMINIUM MAP RECORDED DECEMBER 29, 1995 IN BOOK 684 AT PAGE 840, COUNTY OF EAGLE, STATE OF COLORADO.

also known as street number UNIT 303, BRIDGE STREET LODGE CONDOMINIUM, AKA 278 HANSON RANCH ROAD VAIL CO 81657

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 Grantor(s), 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 appurtenances, unto the Grantee(s), his heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), his 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, encumbrances and restrictions of whatever kind or nature soever, Subject to general taxes for the year 2007 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8a (Title Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8b (Matters not Shown by the Public Records) and Section 8c (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusion of the Property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any, and other N/A

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), his 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, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

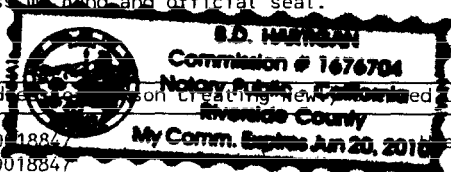
THE ROBERT E. MASTERSON REAL ESTATE REVOCABLE TRUST U/A DATED AUGUST 9, 2001

BY: Robert E. Masters, Trustee  
ROBERT E. MASTERSON, TRUSTEE

STATE OF California )  
County of Pinellas ) ss.

The foregoing instrument was acknowledged before me on this day of May 29, 2007, by ROBERT E. MASTERSON, TRUSTEE OF THE ROBERT E. MASTERSON REAL ESTATE REVOCABLE TRUST U/A DATED AUGUST 9, 2001

My commission expires June 20, 2010  
Witness my hand and official seal.



B.D. Hartigan  
Notary Public

Name and Address of Person Creating New Instrument Legal Description ( 38-35-106.5, C.R.S.)

Escrow# V50018847 Title# V50018847 My Comm. Expires Jun 20, 2010 en Recorded Return to: AUGUSTIN FRANCO, SR.

