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Sara J Fisher Eagle, CO

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**WARRANTY DEED**

THIS DEED, Made this 25th day of October, 2001, between JACQUELINE L. BEIRNES COLORADO RESIDENCE TRUST DATED, OCTOBER 7, 1999

of the said County of \_\_\_\_\_ and State of ILLINOS, grantor, and BARNETT INVESTMENTS LIMITED A BRITISH VIRGIN ISLAND CORPORATION

whose legal address is PASEO DE TAMARINDOS # 400 BOSQUES DE LAS LOMAS, DF 05129

of the said County of \_\_\_\_\_ and State of \_\_\_\_\_, grantee:

*doc fee \$110.00*

*PH*

WITNESSETH, That the grantor for and in consideration of the sum of Ten dollars and other good and valuable consideration 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, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the said County of EAGLE and State of Colorado described as follows:

SEE EXHIBIT "A"

also known by street and number as: 452 E. LIONSHEAD CIR 7A, VAIL, CO 81657

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 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 grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the sealing 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, except those specific Exceptions shown on the attached as "EXHIBIT 1".

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

JACQUELINE L. BEIRNES COLORADO RESIDENCE TRUST DATED, OCTOBER 7, 1999

*Jacqueline L. Beirnes*  
BY: JACQUELINE L. BEIRNES AS TRUSTEE

State of MASSACHUSETTS )  
 ) ss.  
County of BARNSTABLE )

The foregoing instrument was acknowledged before me this 25th day of October, 2001, by BY: JACQUELINE L. BEIRNES AS TRUSTEE OF THE JACQUELINE L. BEIRNES COLORADO RESIDENCE TRUST DATED, OCTOBER 7, 1999

My commission expires 4/16/2004

Witness my hand and official seal  
*[Signature]*  
Notary Public

ATTACHED LEGAL DESCRIPTION

Attached to and made a part of Warranty Deed from JACQUELINE L. BEIRNES COLORADO RESIDENCE TRUST DATED OCTOBER 7, 1999 , Grantor(s), to BARNETT INVESTMENTS LIMITED A BRITISH VIRGIN ISLAND CORPORATION , Grantee(s).

CONDOMINIUM UNIT 7A,  
BUILDING A,  
TREETOPS CONDOMINIUM,

According to the Map thereof recorded November 11, 1971 in Book 222 at Page 223, and the First Supplement thereto recorded September 7, 1972 in Book 225 at Page 441, and as defined in Condominium Declaration for TreeTops Condominium recorded November 8, 1971 in Book 222 at Page 190, the First Supplement to said Condominium Declaration recorded September 7, 1972 in Book 225 at Page 339, and Resolution of the TreeTops Condominium Association recorded June 25, 1984 in Book 387 at Page 925 as Reception No. 284227, and Declaration of TreeTops Plaza & Garage Condominiums recorded April 23, 1993 in Book 607 at Page 204 as Reception No. 503286.

As a limited common element appurtenant to Condominium Unit 7A, Building A, Treetops, Parking Space 13, according to the Map thereof recorded November 11, 1971 in Book 222 at Page 223, and the First Supplement thereto recorded September 7, 1972 in Book 225 at Page 441, and as defined in Condominium Declaration for TreeTops Condominium recorded November 8, 1971 in Book 222 at Page 190, the First Supplement to said Condominium Declaration recorded September 7, 1972 in Book 225 at Page 339, and Resolution of the TreeTops Condominium Association recorded June 25, 1984 in Book 387 at Page 925 as Reception No. 284227, and Declaration of TreeTops Plaza & Garage Condominiums recorded April 23, 1993 in Book 607 at Page 204 as Reception No. 503286.

COUNTY OF EAGLE  
STATE OF COLORADO



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**EXHIBIT 1  
EXCEPTIONS**

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**File Number:**

1. All taxes for year 2001, which are a lien not yet payable.
2. Restrictions as contained in instruments recorded May 18, 1970 in Book 217 at Page 675 as Reception No. 113259, July 30, 1970 in Book 218 at Page 334 as Reception No. 116925 and October 15, 1970 in Book 218 at Page 899 as Reception No. 114507.
3. Terms, conditions and provisions as contained in Condominium Declaration recorded November 8, 1971 in Book 222 at Page 190 as Reception No. 117889, First Supplement to said Declaration recorded September 7, 1972 in Book 225 at Page 339 as Reception No. 121112, and Resolution of the Treetops Condominium Association recorded June 25, 1984 in Book 387 at Page 925 as Reception No. 284227, and Declaration of TreeTops Plaza & Garage Condominiums recorded April 23, 1993 in Book 607 at Page 204 as Reception No. 503286.
4. Easement 10 feet in width, along all interior lot lines as shown on the Plat of said subdivision Easements, restrictions and rights-of-ways as shown on the Condominium Map recorded November 11, 1971 in Book 222 at Page 223, as Reception No. 117922, and the Condominium Map recorded September 20, 1972 in book 225 at Page 441, as Reception No. 121216, and the Condominium Map recorded April 23, 1993 in Book 607 at page 205 as Reception No. 503287.
5. Terms, conditions, reservations, restrictions and obligations as contained in Agreement between Town of Vail and Board of Directors of Treetops Condominium Association recorded December 17, 1984 in Book 402 at Page 212 as Reception No. 298499.
6. Terms, conditions, restrictions and reservations contained in Resolution of the TreeTops Condominium Association recorded July 17, 1991 in Book 557 at Page 980 as Reception No. 454112.
7. Terms, conditions, restrictions and reservations contained in Memorandum of Lease Agreement between TreeTops Condominium Association and Pierre Lakes, Ltd., recorded July 17, 1991 in Book 557 at Page 981 as Reception No. 454113.
8. Terms, conditions, reservations, restrictions and obligations as contained in Broadband Easement and Right of Entry Agreement recorded July 2, 1997 in Book 731 at Page 17 as Reception No. 626976.
9. Any rights of others occupying the parking space, either short term or long term, pursuant to either a written or oral understanding. Stewart Title Guaranty Company will not enforce the possession of the parking space.  
This exception applies to the Parking Spaces only.
10. Any rights of others occupying these parking spaces, either short term or long term, pursuant to either a written or oral understanding. Stewart Title Guaranty Company will not enforce the possession of these spaces.  
This exception applies to the Parking Spaces only.



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