



SPECIAL WARRANTY DEED

THE STATE OF COLORADO §

§ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF EAGLE §

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THAT RENE LEON and AURORA LEON, hereinafter called Grantor, whether one or more, and if more than one, then jointly and severally, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by ERREELE HOLDINGS LIMITED, a British Virgin Island Business Company, hereinafter called Grantee, whether one or more, the receipt and sufficiency of which is hereby acknowledged and for the further consideration that the Grantee hereby acquires the property subject to, but not in assumption of, that certain Promissory Note dated October 4, 1999 executed by Grantor and payable to the order of TEXAS PREMIER BANK, N.A., now ENTERPRISE BANK, in the original principal sum of \$245,000.00, secured by a Deed of Trust of even date therewith to the Public Trustee of EAGLE County, Colorado, duly recorded in the real property records of EAGLE County, Colorado,

HAS GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee, all that certain tract or parcel of land situated in EAGLE County, Colorado, more fully and particularly described on Exhibit "A" attached hereto and made a part hereof, together with any and all improvements thereon, all of which is hereinafter called "the property",

TO HAVE and TO HOLD the property together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, and Grantee's heirs, successors and assigns, forever, and Grantor does hereby bind Grantor and Grantor's heirs, legal representatives, successors and assigns to warrant and forever defend all and singular the property unto Grantee, Grantee's heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor, but not otherwise, subject to the exceptions to conveyance and warranty,

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, GRANTOR HEREBY DISCLAIMS ANY AND ALL WARRANTIES AND REPRESENTATIONS RELATING TO AND COVERING THE IMPROVEMENTS, FIXTURES AND PERSONAL PROPERTY SITUATED ON THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY REGARDING THE EXISTENCE OF HAZARDOUS SUBSTANCES ON THE PROPERTY, ANY WARRANTY OF HABITABILITY, ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ANY WARRANTY OF MERCHANTABILITY, OR ANY OTHER WARRANTY, WHETHER EXPRESS OR IMPLIED. GRANTEE ACKNOWLEDGES THAT GRANTOR HAS MADE NO REPRESENTATIONS, WHETHER ORAL OR WRITTEN, EXPRESSED OR IMPLIED, CONCERNING

DEFECTS OR THE CONDITION OF THE IMPROVEMENTS, FIXTURES, PERSONAL PROPERTY OR THE PROPERTY. GRANTEE HAS INSPECTED THE IMPROVEMENTS, FIXTURES, PERSONAL PROPERTY AND THE PROPERTY AND ACCEPTS TITLE TO THE IMPROVEMENTS, FIXTURES, PERSONAL PROPERTY AND THE PROPERTY IN AN "AS IS - WHERE IS" CONDITION SUBJECT TO ALL DEFECTS, LATENT OR OTHERWISE.

This conveyance is made and accepted subject to the following matters, to the extent such matters are valid and subsisting and affect the property:

- (1) Taxes for the year 2011, which, having not been prorated, are hereby assumed by Grantee;
- (2) Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens not described herein and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; and any encroachments or overlapping of improvements.

EXECUTED this 20 day of December, 2011.



RENE LEON



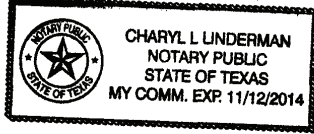
AURORA LEON

ADDRESS OF GRANTEE:

Explanada 1015
Col. Lomas de Chapultepec
Mexico, DF 11000
Mexico

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

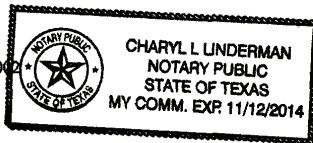
This instrument was acknowledged before me on the 20 day of December, 2011 by RENE LEON.




NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 20 day of December, 2011 by AURORA LEON.




NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT A

CONDOMINIUM UNIT 60, BUILDING 9, VAIL GOLFCOURSE TOWNHOMES ASSOCIATION, PHASE III, ACCORDING TO THE FIRST SUPPLEMENT TO CONDOMINIUM MAP FOR THE VAIL GOLFCOURSE TOWNHOMES ASSOCIATION, PHASE III RECORDED DECEMBER 17, 1982 IN BOOK 350 AT PAGE 649 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED NOVEMBER 25, 1981 IN BOOK 332 AT PAGE 496 AND FIRST SUPPLEMENT TO CONDOMINIUM DECLARATION AND ANNEXATION AGREEMENT FOR THE VAIL GOLFCOURSE TOWNHOMES ASSOCIATION, PHASE III RECORDED DECEMBER 17, 1982 IN BOOK 350 AT PAGE 650, AND SECOND SUPPLEMENT TO DECLARATION AND ANNEXATION AGREEMENT RECORDED MARCH 20, 1984 IN BOOK 381 AT PAGE 136 AND THIRD SUPPLEMENT TO DECLARATION AND ANNEXATION AGREEMENT RECORDED DECEMBER 5, 1985 IN BOOK 431 AT PAGE 651, COUNTY OF EAGLE, STATE OF COLORADO.

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