



Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

State Documentary Fee
Date: December 11, 2014
\$ 11.50


THIS DEED, made on December 11, 2014 by BRIDGE STREET LODGE CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION Grantor(s), of the County of Eagle and State of COLORADO for the consideration of (\$115,000.00) *** One Hundred Fifteen Thousand and 00/100 *** dollars in hand paid, hereby sells and conveys to BRIDGE STREET INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY Grantee(s), whose street address is 2121 N FRONTAGE RD W #263 VAIL, CO 81657, County of EAGLE, and State of COLORADO, the following real property in the County of Eagle, and State of Colorado, to wit:

SEE ATTACHED "EXHIBIT A"

also known by street and number as: 278 HANSON RANCH ROAD VAIL CO 81658

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN.

BRIDGE STREET LODGE CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION




ROBERT A. BISSEGGER, BOARD PRESIDENT

State of Wisconsin)
County of Racine) ss.



The foregoing instrument was acknowledged before me on this day of December 11, 2014 by ROBERT A. BISSEGGER AS BOARD PRESIDENT OF BRIDGE STREET LODGE CONDOMINIUM ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION

Witness my hand and official seal.
My commission expires 05/23/2017



Notary Public

When Recorded Return to: BRIDGE STREET INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY
2121 N FRONTAGE RD W #263 VAIL, CO 81657



EXHIBIT A

PARCEL A

A PARCEL OF LAND SITUATED IN A PART OF BRIDGE STREET LODGE PER THE CONDOMINIUM PLAT THEREOF RECORDED DECEMBER 29, 1995 UNDER RECEPTION NO. 580845 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF UNIT 501; THENCE ALONG THE INTERIOR WALL OF SAID UNIT 501 S51°39'42"W 7.20 FEET; THENCE N38°20'18"W 7.70 FEET; THENCE N51°39'42"E 0.6 FEET TO A POINT ON THE EXTERIOR WALL; THENCE N38°20'18"W 2.5 FEET ALONG THE L.C.E. DECK OF SAID UNIT 501; THENCE N51°39'42"E 4.9 FEET; THENCE S38°20'18"E 2.5 FEET; THENCE N51°39'42"E 1.7 FEET; THENCE S38°20'18"E 7.7 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL B

A PARCEL OF LAND SITUATED IN A PART OF BRIDGE STREET LODGE PER THE CONDOMINIUM PLAT THEREOF RECORDED DECEMBER 29, 1995 UNDER RECEPTION NO. 580845 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF UNIT 501; THENCE ALONG THE INTERIOR WALL OF SAID UNIT 501 S38°20'18"E 26.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S38°20'18"E 4.00 FEET ONTO THE L.C.E. DECK OF SAID UNIT 501; THENCE S51°39'42"W 7.3 FEET TO A POINT ON THE INTERIOR WALL OF SAID UNIT 501; THENCE ALONG SAID INTERIOR WALL N38°20'18"W 4.00 FEET; THENCE N51°39'42"E 7.30 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL C

A PARCEL OF LAND SITUATED IN A PART OF BRIDGE STREET LODGE PER THE CONDOMINIUM PLAT THEREOF RECORDED DECEMBER 29, 1995 UNDER RECEPTION NO. 580845 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF UNIT 501; THENCE ALONG THE INTERIOR WALL OF SAID UNIT 501 N51°39'42"E 14.50 FEET; THENCE S38°20'18"E 5.00 FEET; THENCE DEPARTING SAID INTERIOR WALL ONTO THE L.C.E. DECK OF UNIT 501 S51°39'42"W 14.5 FEET; THENCE N38°20'18"W 5.0 FEET TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

PARCEL D

A PARCEL OF LAND SITUATED IN A PART OF BRIDGE STREET LODGE PER THE CONDOMINIUM PLAT THEREOF RECORDED DECEMBER 29, 1995 UNDER RECEPTION NO. 580845 IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE ROOM LABELED MECHANICAL ROOM GCE, SITUATED ON THE FOURTH LEVEL OF SAID BRIDGE STREET LODGE; THENCE ALONG THE WESTERLY WALL THEREOF S00°20'18"E 9.96 FEET TO THE TRUE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY WALL N89°39'42"E 18.77 FEET; THENCE S00°20'18"E 2.94 FEET; THENCE N89°39'42"E 20.8 FEET TO A POINT ON THE EASTERLY WALL OF SAID MECHANICAL ROOM; THENCE ALONG SAID EASTERLY WALL S38°19'07"E 3.68 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF SAID MECHANICAL ROOM; THENCE ALONG THE SOUTHERLY WALLS OF SAID MECHANICAL ROOM S89°39'42"W 23.1 FEET; THENCE N00°20'18"W 2.8 FEET; THENCE S89°39'42"W 18.8 FEET; THENCE N00°20'18"W 2.9 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.

NOTE: THE ABOVE LEGAL DESCRIPTION IS TO BE INSURED IN THE POLICY TO BE ISSUED PURSUANT TO THIS COMMITMENT.

NOTE: UPON COMPLIANCE WITH REQUIREMENTS 2 AND 3 THE FUTURE LEGAL DESCRIPTIONS WOULD BE INSURED AS FOLLOWS:

CONDOMINIUM UNIT 403, 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 AMENDMENT THERE TO RECORDED 12/15/14-201421545 AND THE CONDOMINIUM MAP RECORDED DECEMBER 29, 1995 IN BOOK 684 AT PAGE 840 AND AMENDMENT THERE TO RECORDED 12/15/14, COUNTY OF EAGLE, STATE OF COLORADO. 201421542

AND CONDOMINIUM UNIT 501, 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 AMENDMENT THERE TO RECORDED 12/15/14-201421545 AND THE CONDOMINIUM MAP RECORDED DECEMBER 29, 1995 IN BOOK 684 AT PAGE 840 AND AMENDMENT THERE TO RECORDED 12/15/14, COUNTY OF EAGLE, STATE OF COLORADO. 201421542

EXHIBIT B

Property Address: 278 HANSON RANCH ROAD VAIL CO 81658

RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 12, 1899, IN BOOK 48 AT PAGE 475 AND IN UNITED STATES PATENT RECORDED MAY 20, 1905 IN BOOK 48 AT PAGE 511

RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 12, 1899, IN BOOK 48 AT PAGE 475 AND IN UNITED STATES PATENT RECORDED MAY 20, 1905 IN BOOK 48 AT PAGE 511

RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED AUGUST 10, 1962, IN BOOK 174 AT PAGE 179 AND AS AMENDED IN INSTRUMENT RECORDED AUGUST 30, 1971 IN BOOK 221 AT PAGE 492.

TERMS, CONDITIONS AND PROVISIONS OF ACKNOWLEDGEMENT AND CONSENT RECORDED APRIL 27, 1995 IN BOOK 666 AT PAGE 126.

TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 27, 1995 IN BOOK 666 AT PAGE 127.

THOSE PROVISIONS, COVENANTS AND CONDITIONS, EASEMENTS AND RESTRICTIONS, WHICH ARE A BURDEN TO THE CONDOMINIUM UNIT DESCRIBED IN SCHEDULE A, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED DECEMBER 29, 1995, IN BOOK 684 AT PAGE 839 AND AMENDMENT THERETO RECORDED AUGUST 26, 1996 IN BOOK 703 AT PAGE 636 AND AMENDMENT THERETO RECORDED 121514, UNDER RECEPTION NO. 201421545

EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS AND NOTES AS SHOWN OR RESERVED ON THE CONDOMINIUM MAP OF BRIDGE STREET LODGE RECORDED DECEMBER 29, 1995 IN BOOK 684 AT PAGE 840 AND AMENDMENT THERETO RECORDED 121514 UNDER RECEPTION NO. 201421542