

UPDATED CLERKS NOTE: GRANTEE ADDRESS: FELIX GUZMAN NO 16 COL. EL PARQUE NAUCALPAN, 53390 NAUCALPAN, EDO. DE MEXICO

CLERK'S NOTE: GRANTEE ADDRESS: C/O BRUCE STOCKS MORRISON & FOERSTER LFL 370 17TH ST DENVER, CO 80203

WARRANTY DEED

Handwritten: \$550.00

THIS DEED, Made this 24th day of May, 2001, between 278 HANSON RANCH ROAD LLC, A COLORADO LIMITED LIABILITY COMPANY

of the said County of and State of COLORADO, grantor, and BRIDGE STREET INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

whose legal address is

of the said County of and State of COLORADO, grantee:

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"

Barcode with text: 759270, Page: 1 of 4, 06/11/2001 02:38P, Sara J Fisher Eagle, CO 432 R 20.00 D 550.00

also known by street and number as: 287 HANSON RANCH ROAD 501, 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 itself, and its successors, does covenant, grant, bargain, and agree to and with the grantee, his 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 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 matters set forth in Exhibit B attached hereto and made a part hereof.

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.

278 HANSON RANCH ROAD LLC, A COLORADO LIMITED LIABILITY COMPANY

By: [Signature] AS MANAGER JULIA B. DUNBAR

By: _____

State of MASSACHUSETTS)) ss. County of NORFOLK)

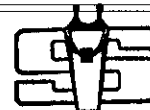
The foregoing instrument was acknowledged before me this 24 day of MAY, 2001, by BY: JULIA B. DUNBAR, AS MANAGER OF 278 HANSON RANCH ROAD LLC, A COLORADO LIMITED LIABILITY COMPANY

My commission expires

Witness my hand and official seal.

MICHAEL P. MORIZIO NOTARY PUBLIC MY COMMISSION EXPIRES OCT. 21, 2005

[Signature]



ATTACHED LEGAL DESCRIPTION

Attached to and made a part of Warranty Deed from 278 HANSON RANCH ROAD LLC, A COLORADO LIMITED LIABILITY COMPANY ,Grantor(s), to BRIDGE STREET INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY , Grantee(s).

EXHIBIT "A"

Unit 501,
BRIDGE STREET LODGE, A CONDOMINIUM, UNIT S-10
According to the Restated Condominium Declaration for Bridge Street Lodge, a Condominium, recorded December 29, 1995 in Book 684 at Page 839 as Reception No. 580844, and First Amendment recorded August 26, 1996 in Book 703 at Page 636 as Reception No. 599622, and according to the Condominium Map recorded December 29, 1995 in Book 684 at Page 840 as Reception No. 580845. AND

Unit S-10,
BRIDGE STREET LODGE, A CONDOMINIUM,
According to the Restated Condominium Declaration for Bridge Street Lodge, a Condominium, recorded December 29, 1995 in Book 684 at Page 839 as Reception No. 580844, and First Amendment recorded August 26, 1996 in Book 703 at Page 636 as Reception No. 599622, and according to the Condominium Map recorded December 29, 1995 in Book 684 at Page 840 as Reception No. 580845.

COUNTY OF EAGLE
STATE OF COLORADO.



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D 550.00

Sara J Fisher Eagle, CO

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R 20.00

Attached to and made a part of Warranty Deed from 278 HANSON RANCH ROAD LLC, A COLORADO LIMITED LIABILITY COMPANY, Grantor(s), to BRIDGE STREET INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, Grantee(s).

EXHIBIT B

All taxes for year 2001, which are a lien not yet payable.

The effect of inclusions in any general or specific water conservancy, fire protection, soil conservation or other district or inclusion in any water service or street improvement area.

Reservations or exceptions contained in U.S. Patents, or in Acts authorizing the issuance thereof, recorded July 13, 1899 in Book 48 at Page 475 and recorded May 20, 1905 in Book 48 at Page 511, reserving 1) Rights of the proprietor of a vein or lode to extract and remove his ore therefrom and 2) rights of way for ditches and canals constructed under the authority of the United States.

Restrictive Covenants, as contained in the instrument recorded August 10, 1962 in Book 174 at Page 179 as Reception No. 96381 and Amendment recorded August 30, 1971 in Book 221 at Page 492 as Reception No. 111173.

Terms, conditions, reservations, restrictions and obligations as contained in Easement Agreement, recorded November 29, 1966 in Book 175 at Page 457 as Reception No. 105016.

Easements, restrictions and rights-of-ways as shown on the plats of Vail Village, First Filing and Vail Village, Fifth Filing.

Terms, conditions, reservations, restrictions and obligations as contained in Easement Agreement between Vail Associates, Inc. and Vail Water and Sanitation District, recorded August 15, 1966 in Book 197 at Page 465 as Reception No. 104536.

Terms, conditions, reservations, restrictions and obligations as contained in Acknowledgement and Consent recorded April 27, 1995 in Book 666 at Page 126 as Reception No. 562149.

Terms, conditions, reservations, restrictions and obligations as contained in Agreement recorded April 27, 1995 in Book 666 at Page 127 as Reception No. 562150.

Terms, conditions, reservations, restrictions and obligations as contained in Amended and Restated Condominium Declaration for Bridge Street Lodge, recorded December 29, 1995 in Book 684 at Page 839 as Reception No. 580844, and First Amendment recorded August 26, 1996 in Book 703 at Page 636 as Reception No. 599622.

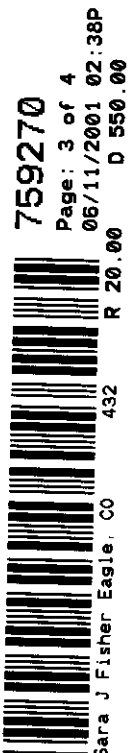
Easements, restrictions and rights-of-ways as shown on the the Condominium Map of Bridge Street Lodge Condominiums, recorded December 29, 1995 in Book 684 at Page 840 as Reception No. 580845.

Mountain Access Easement Agreement, from Golden Peak House Condominium Association, Inc. to Vail Associates, Inc., contained in the instrument recorded April 27, 1995 in Book 666 at Page 95 as Reception No. 562118.

Terms, conditions, reservations, restrictions and obligations as contained in Memorandum of Agreement by and between Vail Associates Inc. and Golden Peak House Condominium Association, Inc. and GPH Partners, Ltd., recorded April 27, 1995 in Book 666 at Page 94 as Reception No. 562117.


Terms, conditions, reservations, restrictions and obligations as contained in Condominium Housing Unit Restrictive Rental Covenant, recorded April 16, 1996 in Book 692 at Page 375 as Reception No. 586372.

Continued on next page



CONTINUATION OF EXHIBIT

Terms, conditions, reservations, restrictions and obligations as contained in Easement Agreement by and between Margretta B. Parks, Riva Ridge Partners LLC and Bridge Street Lodge Condominium Association, recorded July 9, 1996 in Book 699 at Page 454 as Reception No. 595444.



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