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SPECIAL WARRANTY DEED

THIS DEED, made this FEB 13 1992, by and between MARRIOTT OWNERSHIP RESORTS, INC., ("Grantor"), and JORGE ANTONIO ABOUMRAD AYUB AND MARIA DE LOS ANGELES VEGA DE ABOUMRAD with title taken Tenants in Common "Grantee(s)", c/o Marriott Resorts Hospitality Corporation, P.O. Box 890, Lakeland, Florida 33802.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), 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), its heirs and assigns forever, all the real property, together with improvements, if any, situate, in the County of Eagle, State of Colorado, described as follows:

Time-Span Estate consisting of:

Time-Span No.(s) 02,24 in Unit No.(s) 5409 of Designated Season PRIME and Designated Season SPECIAL, respectively of EVERGREEN AT STREAMSIDE CONDOMINIUMS,

in a condominium and Timeshare Ownership Declaration for Evergreen at Streamside Condominiums dated July 8, 1991 and recorded July 23, 1991 at Book 558 at Page 384, of the records of the Clerk and Recorder of Eagle County, Colorado. As therein defined, each Time-Span Estate consists of a 1/51st undivided interest in fee simple in a Unit together with an exclusive right to possession and occupancy of a Unit of the same Designated Season. Time-Span Estate No. 1 is the seven (7) days commencing on the first Saturday in each calendar year annually recurring. Time-Span Estate No. 2 is the seven (7) days next succeeding each year. Additional weeks up to and including Time-Span Estate No. 51 are computed in a like manner. Time-Span Estate No. 52 is the seven (7) days succeeding the end of Time-Span Estate No. 51 each year without regard to the month or year. Any excess days not otherwise assigned, including but not limited to Time-Span Estate No. 53, which contains the seven (7) days succeeding the end of Time-Span Estate No. 52, which occurs once every six (6) years shall be retained by the Developer pursuant to the Declaration of Condominium. Each Time-Span period of occupancy in Evergreen at Streamside Condominiums is from 4 p.m. Saturday until 10 a.m. the following Saturday.

This conveyance is subject to the Declarations, Articles and Bylaws for Highland P.U.D. Association, the Declaration, Map, Articles and Bylaws for the EVERGREEN AT STREAMSIDE CONDOMINIUMS; U.S. Patent Reservations, general taxes for the year of conveyance; rights of way, easements, restrictions and reservations of record; taxes, fees, assessments and charges not yet due and payable including assessments for inclusion in any general or special improvement district or other special district or for payment of assessments to Highland P.U.D. Association or to Evergreen at Streamside Condominium Association;

Also known by street and number as 2294 S. Frontage Road West, 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(s), its heirs and assigns forever. The Grantor, for itself, its heirs and personal representatives or successors, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the Grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Grantor:
MARRIOTT OWNERSHIP RESORTS, INC.

By Beth J. Gotney
Its Assistant Secretary [Corporate Seal]

STATE OF FLORIDA)
)ss.
COUNTY OF POLK)

The foregoing instrument was acknowledged before me this FEB 13 1992, by Beth J. Gotney as Assistant Secretary of Marriott Ownership Resorts, Inc.

Witness my hand and official seal.

Notary Public, State of Florida at Large
My Commission Expires Mar. 24, 1995

Victoria J. Salata
Notary Public

05.23.91
PLEASE RETURN TO: Jorge Antonio Aboumrad Ayub
Bosque De Olivos 353
Bosques De Las Lomas
Mexico, D.F., MEXICO 11700

NOTE: DESIGNATED SEASON SHOWN ABOVE MUST BE FILLED IN

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