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08/08/2003 09:23 By

Filed for record  
Reception No. \_\_\_\_\_

Teak J Simonton Eagle, CO 444 R 36.00 D 2.79



WARRANTY DEED

THIS DEED, Made on this day of \_\_\_\_\_  
between ROBERTO ABOUMRAD AYUS AND ERIKA CHEDRAUI DE ABOUMRAD

of the \_\_\_\_\_ County of \_\_\_\_\_ and State of \_\_\_\_\_, of the Grantor(s), and  
JORGE DE LA GARZA AVINA AND MARTHA DE LA GARZA

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whose legal address is : DE ORD CALLE TIBURON 1552 FRAC. COSTA DEL ORRO, BOCA DEL RIO, VERACRUZ, MX 94  
of the \_\_\_\_\_ County of \_\_\_\_\_ and State of \_\_\_\_\_, of the Grantee(s):

WITNESS, That the Grantor(s), for and in consideration of the sum of ( \$27,900.00 )

\*\*\* Twenty Seven Thousand Nine Hundred and 00/100 \*\*\*

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(s), their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the \_\_\_\_\_ County of EAGLE and State of Colorado, described as follows:  
A TIME-SPAN ESTATE CONSISTING OF TIME-SPAN ESTATE NO. 6 IN UNIT NO. 5409 OF EVERGREEN AT STREAMSIDE. A CONDOMINIUM ESTABLISHED PURSUANT TO THE COLORADO CONDOMINIUM OWNERSHIP ACT. (C.R.S. 38-33-101 ET SEQ.) AND SUBMITTED BY CONDOMINIUM AND TIME SHARE OWNERSHIP DECLARATION FOR EVERGREEN AT STREAMSIDE CONDOMINIUMS RECORDED JULY 23, 1991 IN BOOK 558 AT PAGE 384 OF THE RECORDS OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO AND AS DESCRIBED ON THE CONDOMINIUM MAP FOR EVERGREEN AT STREAMSIDE CONDOMINIUMS RECORDED JULY 23, 1991 IN BOOK 558 AT PAGE 383 OF THE RECORDS OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO.

also known as street number UNIT 5409, INTERVAL WEEK 6, EVERGREEN AT STREAMSIDE, VAIL, CO 81657

TOGETHER with all and singular and 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(s), 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 appurtenances, unto the Grantee(s), their heirs and assigns forever. The Grantor(s), for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee(s), their 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 GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2003 AND SUBSEQUENT YEARS, AND SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, IF ANY

The Grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the Grantee(s), 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, and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor(s) has executed this deed on the date set forth above.

ROBERTO ABOUMRAD AYUS  
  
ERIKA CHEDRAUI DE ABOUMRAD

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

The foregoing instrument was acknowledged before me on this day of \_\_\_\_\_  
by ROBERTO ABOUMRAD AYUS AND ERIKA CHEDRAUI DE ABOUMRAD

My commission expires \_\_\_\_\_  
Witness my hand and official seal.

Notary Public

✓ 50000 37



Name and Address of Person Creating Newly Created Legal Description ( 38-35-106.5, C.R.S.)

Escrow# V50000037  
Title# V50000037

When Recorded Return to: JORGE DE LA GARZA AVINA AND MARTHA DE LA GARZA  
CALLE TIBURON 1552 FRQC, COSTA DEL ORRO  
BOCA DEL RIO, VERACRUZ, MX 94299

Form No. 921A Rev 4-94. WARRANTY DEED (Joint Tenants WDJT.OPEN)





YO, EL LICENCIADO DANIEL GOÑI DIAZ, NOTARIO PUBLICO NUMERO OCHENTA DEL ESTADO DE MÉXICO. -----

----- C E R T I F I C O -----

QUE LAS FIRMAS QUE APARECEN EN EL PRESENTE DOCUMENTO FUERON PUESTAS DEL PUÑO Y LETRA DE LOS SEÑORES **ROBERTO ABOUMRAD AYUB** y **ERIKA CHEDRAUI DE ABOUMRAD**, RATIFICANDO LAS FIRMAS DE DICHO DOCUMENTO, EL CUAL VA EN SEIS FOJAS TAMAÑO OFICIO ESCRITAS SOLO POR EL ANVERSO Y UNA FOJA TAMAÑO CARTA ESCRITA SOLO POR EL ANVERSO, SEGUN SE HIZO CONSTAR EN EL ACTA NUMERO **VEINTIUN UN MIL CINCUENTA Y OCHO**, VOLUMEN NUMERO **OCHOCIENTOS CINCUENTA Y OCHO** DEL PROTOCOLO ORDINARIO A MI CARGO.- DOY FE.- EN NAUCALPAN DE JUAREZ, ESTADO DE MEXICO, A **DIECIOCHO DE JUNIO DE DOS MIL TRES**. -----

~~Handwritten signature~~



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Lic. Daniel Goñi Díaz  
Notario Público Núm. 80  
Naucalpan de Juárez,  
Edo. de México



JGV/EHR.

ACTA. No.- 21,058.- VOL. No.- 858.-

ACTA NUMERO VEINTIUN MIL CINCUENTA Y OCHO. -----

VOLUMEN NUMERO OCHOCIENTOS CINCUENTA Y OCHO. -----

----- En Naucalpan de Juárez, Estado de México, a los  
DIECIOCHO días del mes de JUNIO del año DOS MIL TRES, Yo, el  
Licenciado DANIEL GOÑI DIAZ, Notario número Ochenta del  
Estado de México, actuando en el Protocolo Ordinario a mi  
cargo, hago constar: -----

----- Que ante mi comparecen los señores ROBERTO ABOUMRAD  
AYUB y ERIKA CHEDRAUI DE ABOUMRAD, y me exhiben original y  
copia de un documento escrito en idioma inglés. -----

----- Acto seguido, manifiestan los comparecientes, bajo  
protesta de decir verdad, que reconocen como puesta de su  
puño y letra las firmas que aparecen en este documento y ser  
la misma que utilizan en todos los actos públicos y privados  
que celebran, al mismo tiempo reconocen y ratifican las  
firmas de dicho documento, y del que agrego una copia al  
apéndice de la presente marcado con la letra "A". -----

----- G E N E R A L E S -----

----- Manifiestan los comparecientes, bajo protesta de decir  
verdad y apercibidos de las penas en que incurren quienes lo  
hacen con falsedad, ser de nacionalidad mexicana, hijos de  
padres mexicanos. -----

----- El señor ROBERTO ABOUMRAD AYUB, originario de México,  
Distrito Federal, donde nació el día cinco de septiembre  
de mil novecientos sesenta y uno, casado, empresario,  
con domicilio en Avenida Fuente de los Tritones número



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veintiséis, Colonia Tecamachalco, Estado de México, y estar al corriente en el Pago del Impuesto Sobre la Renta, sin haberlo acreditado, con Registro Federal de Contribuyentes número "AOAR-610905", y se identifica con credencial para votar folio número "09919885", expedida por el Instituto Federal Electoral. -----

----- La señora **ERIKA CHEDRAUI DE ABOUMRAD**, originaria de México, Distrito Federal, donde nació el día ocho de diciembre de mil novecientos sesenta y tres, casada, dedicada al hogar, con domicilio igual que el anterior compareciente, no es causante del pago del Impuesto Sobre la Renta, y se identifica con pasaporte tipo "P" número "9837008635", expedida por la Secretaría de Relaciones Exteriores. -----

----- **YO, EL NOTARIO, DOY FE:** -----

----- **I.-** Que los comparecientes se identificaron como se indica en sus generales, y a mi juicio tienen capacidad legal para contratar y obligarse. -----

----- **II.-** Que lo relacionado e inserto concuerda con sus originales a los que me remito y tuve a la vista. -----

----- **III.-** Que leída que les fue en voz alta a los compareciente la presente escritura, manifestaron su conformidad, ratificando lo escrito y firman el día de su otorgamiento.- Autorizo definitivamente por no causarse ningún Impuesto.- Doy Fe. -----

----- **FIRMAS.- ROBERTO ABOUMRAD AYUB.- ERIKA CHEDRAUI DE ABOUMRAD.- RUBRICAS.- LIC. DANIEL GOÑI DIAZ.- RUBRICA.- EL SELLO DE AUTORIZAR.** -----



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Lic. Daniel Goñi Díaz  
Notario Público Núm. 80  
Naucalpan de Juárez,  
Edo. de México



ES << PRIMER TESTIMONIO >> SACADO DEL PROTOCOLO ORDINARIO  
A MI CARGO Y SE EXPIDE PARA LOS SEÑORES **ROBERTO ABOUMRAD  
AYUB y ERIKA CHEDRAUI DE ABOUMRAD**, EN SU CARÁCTER DE  
I N T E R E S A D O S, VA EN DOS FOJAS UTILES, COTEJADAS Y  
CORREGIDAS.- DOY FE.- EN NAUCALPAN DE JUAREZ, ESTADO DE  
MEXICO, A DIECIOCHO DE JUNIO DE DOS MIL TRES. -----

EHR/amo.



*[Handwritten signature]*



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**Attorney Daniel Goni Diaz**  
**Notary Public Number 80**  
Naucalpan of Juarez  
State of Mexico

**JGV/HER.**

**Certificate No. – 21,058. – Vol. No. 858. –**

**Certificate Number Twenty One Thousand One Hundred and Fifty Eight-----**  
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**Volume Number Eight Hundred and Fifty Eight-----**  
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-----In Naucalpan of Juarez, State of Mexico , on the **EIGHTEENTH** day of the month of **JUNE** of the year **two thousand three**, I attorney **Daniel Goni Diaz**, Notary number **Eighty** from the State of Mexico, acting the in the protocol ordinarily in my care, I am certain -----

-----That before me appeared Mr. **ROBERTO ABOUMRAD AYUB AND ERIKA CHEDRAUI DE ABOUMRAD**, exhibited an original and a copy of a document written in English.----- further,

the undersigned recognize that the signatures that appear on this document are handwritten by them and are the same signatures used in all public and private deeds, at the same time, the signatures on said document are recognized and ratified and a copy will be added to appendix and marked with the letter “A”.-----

-----G E N E R A L S-----

-----The undersigned declared under objection to speak the truth and were warned of the penalty incurred for falsehoods being of Mexican nationality and children of Mexican parents.-----

-----Mr. **ROBERTO ABOUMRAD AYUB**, originally from Mexico Federal District, where he was born on the fifth day of September nineteen hundred and sixty one, married, contractor with a home on Avenue Fuente de los Tritones number twenty six, Colonia Tecamachalco, State of Mexico and is current on rental tax payments, without being accredited with the Registry of Federal taxpayers number “AOAR-610905”, and is identified with credential to vote folio number “09919884”, expedited by the Federal Electoral Institute.-----

-----Mrs. **ERIKA CHEDRAUI DE ABOUMRAD**, originally from Mexico Federal District, where she was born on the eighth day of December, nineteen hundred and sixty three, married, dedicated to her home, sharing a home with Mr. Aboumrad Ayub is not a Mexican taxpayer in the taxes involving the rent and is identified with passport type “P” number “9837008635”, expedited by the Secretary of Exterior Relations-----

-----**I, THE NOTARY, GIVE FAITH.**-----

-----**I.** – that the undersigned identified themselves as indicated in their general information and in my judgment are of legal capacity for contracts and obligations.-----



-----**II.** – That the related insert is in agreement with the originals which I have seen and remitted.-----

-----**III.** – The present writing was read out loud to the undersigned, the declared their conformity ratifying the writing and signed on the day of approval.- I definitely authorize without causing any tax.- I Give Faith-----

-----Signatures. - **ROBERT ABOUMRAD AYUB.- ERIKA CHEDRAUI DE ABOUMRAD.-** Signed and Sealed.- Lic. **DANIEL GONI DIAZ.-** Signed and Sealed.-  
THE SEAL OF APPROVAL-----

IS << FIRST TESTIMONIAL >> TAKEN IN ORDINARY PROTOCOL IN MY CARE AND EXPEDITED FOR MR. **ROBERT ABOUMRAD AYUB AND ERIKA CHEDRAUI DE ABOUMRAD,** IN THE HANDWRITING OF THOSE CONCERNED IS IN TWO UTILIZED PAGES, COMPARABLE AND CORRECT. – I GIVE FAITH. – IN NAUCALPAN OF JUAREZ, STATE OF MEXICO, ON THE **EIGHTEENTH OF JUNE OF TWO THOUSAND AND THREE.**-----

**HER/amo.**



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