

WARRANTY DEED

THIS DEED, Made this 24th day of FEBRUARY
19 89 . between
DAVID DANIEL KABBAZ and VICTORIA ZAGA KABBAZ

of the *County of _____ and
State of Colorado, grantor, and
JAMES R. LUSK and TONI J. LUSK

whose legal address is 40 Green Ridge Road
Mechanicsburg, PA ~~17066~~ 17055
of the _____ County of _____ Pennsylvania
and State of ~~Colorado~~, grantees:

WITNESS, that the grantor, for and in consideration of the sum of
TWO HUNDRED SEVENTY EIGHT THOUSAND AND NO/100-----(\$278,000.00)-----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 grantees, 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:
Condominium Unit 18, COLDSTREAM CONDOMINIUMS, according to the Plat recorded
January 2, 1980 in Book 296 at Page 725 as Reception No. 193118 and according
the Phase II Map recorded March 3, 1980 in Book 299 at Page 544 as Reception
No. 195944 and the Condominium Declaration recorded January 2, 1989 in Book 296
at Page 724 as Reception No. 193117 and Supplemental Declaration recorded March
3, 1980 in Book 299 at Page 543 as Reception No. 195943.
Subject to the terms, conditions, restrictions and stipulations contained therein.
Town of Vail, County of Eagle, State of Colorado.

also known by street and number as 1465 Westhaven #18, Vail, CO

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 grantees, their heirs
and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and
with the grantees, 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 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 property taxes for the year 1989 and subsequent years,
easements of record or in existence, recorded declarations, restrictions,
reservations and covenants.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable
possession of the grantees, their 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.

Victoria Zaga Kabbaz
By: Morris Rosenberg
Victoria Zaga Kabbaz by Morris
Rosenberg, her attorney-in-fact

David Daniel Kabbaz
By: Morris Rosenberg
David Daniel Kabbaz by Morris Rosenberg,
his attorney-in-fact

STATE OF FLORIDA
County of DADE

} ss.

The foregoing instrument was acknowledged before me this 24th day of FEBRUARY, 19 89
by DAVID DANIEL KABBAZ and VICTORIA ZAGA KABBAZ by Morris Rosenberg,
their attorney-in-fact

Witness my hand and official seal.
My Commission expires . 19 .

Cynthia L. Daniels
Notary Public
Notary Public, State of Florida at Large
My Commission Expires August 23, 1991
Bonded thru Maynard Bonding Agency

*If in Denver, insert "City and."

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