



**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee  
Date: January 29, 2015  
\$ 24.50

THIS DEED, made on January 29, 2015 by RHONDA E. LANGLEY Grantor(s), of the County of Sydney and State of N. S.W. Australia for the consideration of (\$245,000.00) \*\*\* Two Hundred Forty Five 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 NORTH FRONTAGE RD. WEST 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:

CONDOMINIUM UNIT 14, FOUNDERS PARKING GARAGE, ACCORDING TO THE CONDOMINIUM MAP RECORDED APRIL 6, 2005 RECEPTION NO. 911288, AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED APRIL 6, 2005 RECEPTION NO. 911290, COUNTY OF EAGLE, STATE OF COLORADO.

also known by street and number as: 360 GORE CREEK DRIVE AKA UNIT 14 FOUNDERS PARKING GARAGE VAIL CO 81657

with all its appurtenances and warrants the title to the same, subject to GENERAL TAXES AND ASSESSMENTS FOR THE YEAR 2015 AND SUBSEQUENT YEARS AND SUBJECT TO THOSE ITEMS AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERETIN.

Rhonda E. Langley  
RHONDA E. LANGLEY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA )  
County of SAN DIEGO ) ss.

The foregoing instrument was acknowledged before me on this day of January 19, 2015 by RHONDA E. LANGLEY

Steve Holl  
Notary Public  
My commission expires 11-23-16

STEVE HOLL  
Commission # 1995562  
Notary Public - California  
San Diego County  
My Comm. Expires Nov 23, 2016

When Recorded Return to: BRIDGE STREET INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY  
2121 NORTH FRONTAGE RD. WEST VAIL, CO 81657



**EXHIBIT "A"**

Property Address: **360 GORE CREEK DRIVE AKA UNIT 14 FOUNDERS PARKING GARAGE VAIL CO 81657**

**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 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 MAY 20, 1905, IN BOOK 48 AT PAGE 511.**

**TERMS, CONDITIONS AND PROVISIONS OF PROTECTIVE COVENANTS 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 MAY 26, 2004 AT RECEPTION NO. 878450.**

**TERMS, CONDITIONS AND PROVISIONS OF LOT P-3 DEVELOPMENT AGREEMENT RECORDED MAY 26, 2004 AT RECEPTION NO. 878454.**

**TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED AUGUST 11, 2004 AT RECEPTION NO. 887408.**

**EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE CONDOMINIUM MAP OF FOUNDERS PARKING GARAGE RECORDED APRIL 6, 2005 RECEPTION NO. 911289.**

**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 APRIL 6, 2005 RECEPTION NO. 911290.**

**TERMS, CONDITIONS AND PROVISIONS OF LICENSE AGREEMENT RECORDED APRIL 6, 2005 RECEPTION NO. 911287.**

**TERMS, CONDITIONS AND PROVISIONS OF RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 2, 2005 RECEPTION NO. 907575.**

**TERMS, CONDITIONS AND PROVISIONS OF PARK EASEMENT RECORDED APRIL 6, 2005 RECEPTION NO. 911288.**

**RIGHT OF WAY EASEMENT AS GRANTED TO HOLY CROSS ENERGY IN INSTRUMENT RECORDED OCTOBER 28, 2005, UNDER RECEPTION NO. 934827.**

**TERMS, CONDITIONS AND PROVISIONS OF DEED RECORDED APRIL 22, 2005 UNDER RECEPTION NO. 913151.**