

SPECIAL WARRANTY DEED

THIS DEED, Made this 28 day of July, 1997, between  
CHAMONIX AT WOODRUN CONDOMINIUM ASSOCIATION,  
INC.  
County of Pitkin, State of Colorado, grantor(s), and

SNOWMASS VENTURES, A TENNESSEE GENERAL  
PARTNERSHIP  
whose legal address is

of the County of State of grantee(s):

WITNESSETH, That the grantor(s), for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Pitkin, State of Colorado, described as follows:

That portion of : Condominium Unit 25, CHAMONIX AT WOODRUN CONDOMINIUM, according to the Map thereof, recorded February 8, 1985 in Plat Book 16 at Page 85 as Reception No. 265939 as supplemented by the Supplemental Condominium Map recorded on May 22, 1985 in Plat Book 17 at Page 17 as Reception No. 268379, and as further supplemented by the Second Supplemental Condominium Map recorded on August 15, 1997 in Plat Book 43 at Page 39 as Reception No. 407333 And as further defined and described in the Condominium Declaration for Chamonix at Woodrun Condominiums recorded February 8, 1985 in Book 481 at Page 109 as Reception No. 265938 and Supplemental Condominium Declaration recorded May 22, 1985 in Book 486 at Page 530 as Reception No. 268378 as amended by Correction Amendment to Supplemental Condominium Declaration for Chamonix At Woodrun Condominiums recorded February 14, 1986 in Book 505 at Page 381 as Reception No. 275612, and the Amendment to Condominium Declaration recorded August 15, 1997 as Reception No. 407332.

WHICH IS LABELED ON SAID SECOND SUPPLEMENTAL CONDOMINIUM MAP AS "EXPANDED PORTION OF UNIT 25"

County of Pitkin, State of Colorado

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(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 the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do 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 successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s) subject to the following.

1. Real estate taxes for 1997 payable in 1998.
2. The zoning and building laws and ordinances of the Town of Snowmass Village.
3. Condominium Documents of record for Chamonix at Woodrun Condominiums.
4. Other documents of record in Pitkin County, Colorado as of the date hereof relating to the property described herein.

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

CHAMONIX AT WOODRUN CONDOMINIUM ASSOCIATION, INC.

STATE OF ~~COLORADO~~ Georgia  
County of Clayton

By: Alfred J. Cole, Sr. as Vice President

ss.

The foregoing instrument was acknowledged before me this 28th day of July, 1997, by Alfred J. Cole, Sr. as Vice President of Chamonix At Woodrun Condominium Association, Inc.

Witness my hand and official seal.

Notary Public, Fayette County, Georgia  
My commission expires My Commission Expires February 15, 2000

Ann C. Beyer  
Notary Public

407334  
TRANSFER DECLARATION RECEIVED 08/15/1997

\*If in Denver, insert "City and."

### ASSIGNMENT

WHEREAS, Chamonix at Woodrun Partners, a Partnership, is the Declarant in the Condominium Declaration for Chamonix at Woodrun Condominiums recorded in Book 48 at Page 109, of the records for Pitkin County, Colorado as amended or supplemented (herein "Condominium Project") and

WHEREAS, the Condominium Project is completed and its affairs and common property are being administered by Chamonix at Woodrun Condominium Association, Inc., as provided in its Condominium Declaration; and

WHEREAS, the Condominium Declaration grants or reserves to Declarant certain rights, powers and authority with respect to future matters pertaining to the Condominium Project,

NOW THEREFORE, for good and valuable consideration, the Declarant, for itself, its successors and assigns, hereby irrevocably assigns and transfers all of the rights, powers and authority to which it is entitled by reason of the Condominium Declaration to Chamonix at Woodrun Condominium Association, Inc. and its successors and assigns.

IN WITNESS WHEREOF, Chamonix at Woodrun Partners has executed this Assignment this 20th day of May, 1997.

CHAMONIX AT WOODRUN PARTNERS

By: [Signature]  
General Partner

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