



136 N. 7th Street
Grand Junction, CO 81501
Phone: (970)462-0100
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December 31, 2019

CITY OF GRAND JUNCTION, a Colorado Home Rule Municipality
250 North 5th Street
Grand Junction, CO 81501

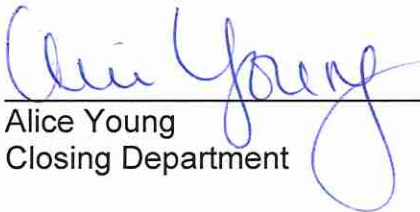
Re: **MS21902661**
WINTERS AVE., LLC, a Colorado limited liability company / CITY OF GRAND
JUNCTION, a Colorado Home Rule Municipality
1441 Winters Avenue, Grand Junction, CO 81501

Jamie & John,

Enclosed please find the original recorded Warranty Deed from the above referenced closing.

It was a pleasure working with you both and hope to see more of you in 2020. Thank you for the business. If we can be of any further assistance, please do not hesitate to call.

Happy New Year!



Alice Young
Closing Department

Enclosures



WARRANTY DEED

This Warranty Deed made this 30th day of December, 2019 by and between **Winters Ave., LLC, a Colorado Limited Liability Company, Grantor**, whose mailing address is 1441 Winters Avenue, Grand Junction, CO 81501, for and in consideration of One Million, Eight Hundred Thousand and 00/100 Dollars, (\$1,800,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the following described real property together with all improvements, lying and being in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Lots 5 and 6, Colorado West Development Park Filing Two as recorded in the Mesa County Clerk and Recorder's records, plus all of the vacated right-of-way abutting Lots 5 and 6 less that portion of Lot 6 previously granted to Grantee.

Also known by street and number as: 1441 Winters Avenue, Grand Junction, CO 81501.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances, including but not limited to the wall adjacent to the right-of-way on the real property and continuing along the City's properties abutting.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances, together with any and all water rights and/or water shares, and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever. Grantor further covenants that it has full power and lawful authority to grant, sell and convey the same 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 and nature whatsoever, except taxes for the current year to be prorated to the date of sale and other encumbrances of record.

Executed and delivered this 30th day of December, 2019.

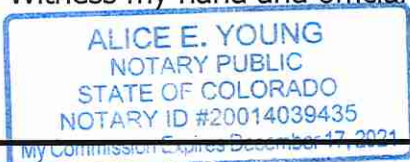
Winters Ave., LLC

Doug Jones
Doug Jones, Member

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of December, 2019 by Doug Jones, Member of Winters Ave., LLC.

My commission expires 12/31/21 Alice E. Young
Witness my hand and official seal.



Notary Public