

SPECIAL WARRANTY DEED

THIS DEED, Made this 27th day of February, 2020 between



Hale Avenue, LLC, a Colorado limited liability company  
of the County of Mesa and State of COLORADO, grantor(s), and

City of Grand Junction, a Colorado home rule municipality  
whose legal address is 250 N 5th St. Grand Junction, CO 81501  
of the County of Mesa, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Three Hundred Thousand Dollars and No/100's (\$300,000.00), 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), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 201, 205, 211, 219 Hale Avenue, Grand Junction, CO 81501

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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he 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 claiming the whole or any part thereof, by, through or under the grantor(s).

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(s) has executed this deed on the date set forth above.

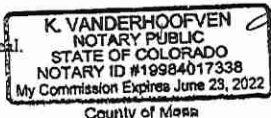
SELLER:

*James Frederick Jarvis*  
James Frederick Jarvis, Trustee

STATE OF COLORADO ) ss:  
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 27th day of February, 2020 by Hale Avenue, LLC, a Colorado limited liability company by James Frederick Jarvis, Trustee

Witness my hand and official seal.  
My Commission expires:



*K. Vanderhoofven*  
Notary Public



Exhibit A

Parcel A:  
Lots 1 through 6, inclusive in Block 1 of O'Boyle's Subdivision,  
County of Mesa, State of Colorado.

Parcel B:  
Commencing at the Northeast corner of Section 22, Township 1 South, Range 1 West of the Ute Meridian, 495 feet South for the  
Point of Beginning,  
thence East 50 feet;  
thence South 130 feet;  
thence West 50 feet;  
thence North 130 feet to the Point of Beginning,  
County of Mesa, State of Colorado.

SPECIAL WARRANTY DEED

THIS DEED, Made this 27th day of February, 2020 between



Hale Avenue, LLC, a Colorado limited liability company  
of the County of Mesa and State of COLORADO, grantor(s), and

City of Grand Junction, a Colorado home rule municipality

whose legal address is 250 N 5th St. Grand Junction, CO 81501

of the County of Mesa, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Three Hundred Thousand Dollars and No/100's (\$300,000.00), 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), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 201, 205, 211, 219 Hale Avenue , Grand Junction, CO 81501

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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he 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 claiming the whole or any part thereof, by, through or under the grantor(s).

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SELLER:

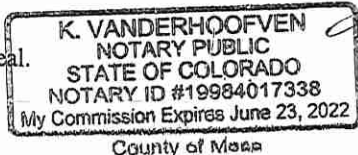
*James Frederick Jarvis*  
James Frederick Jarvis, Trustee

STATE OF COLORADO }ss:  
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 27th day of February, 2020 by Hale Avenue, LLC, a Colorado limited liability company by James Frederick Jarvis, Trustee

*K. Vanderhoofven*  
Notary Public

Witness my hand and official seal.  
My Commission expires:

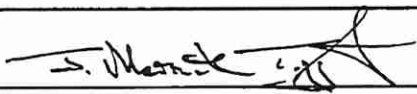


STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity<sup>1</sup> named  
City of Grand Junction, a Colorado home rule municipality  
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
 

|  |  |
|--|--|
| <input type="checkbox"/> trust                     | <input type="checkbox"/> registered limited liability partnership                    |
| <input type="checkbox"/> nonprofit corporation     | <input type="checkbox"/> registered limited liability limited partnership            |
| <input type="checkbox"/> limited liability company | <input type="checkbox"/> limited partnership association                             |
| <input type="checkbox"/> general partnership       | <input checked="" type="checkbox"/> government or governmental subdivision or agency |
| <input type="checkbox"/> limited partnership       | <input type="checkbox"/> corporation   |
| <input type="checkbox"/>                           |  |
3. The entity is formed under the laws of the State of Colorado and Charter and ordinances of the City of Grand Junction
4. The mailing address for the entity is  
250 N. 5th Street  
Grand Junction, CO 81501
5. The  name  position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is  
Greg Caton, City Manager
- 6.<sup>2</sup> The authority of the foregoing person (s) to bind the entity is  not limited  limited  
as follows: Execute the closing documents for the purchase of the real properties located at 201, 205, 211 and 219 Hall Avenue in the City of Grand Junction and including the authority to bind the City to pay the contracted purchase price and the related costs all as shown on the attached settlement statement. Sellers of such property are Patricia Lou Jarvis Barrett and James Frederick Jarvis as joint owners.
7. Other matters concerning the manner in which the entity deals with interests in real property:  
N/A

Executed this            day of February, 2020.

  
Signature, **J. Merrick Taggart**  
President of City Council  
City of Grand Junction

STATE OF COLORADO }  
COUNTY OF MESA } SS:

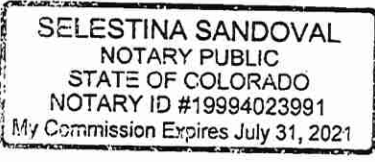
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2020  
by J. Merrick Taggart

Witness my hand and official seal.

  
Notary Public

My commission expires: July 31, 2021

<sup>1</sup>This form should not be used unless the entity is capable of holding title to real property.  
<sup>2</sup>The absence of any limitation shall be prima facie evidence that no such limitation exists.  
<sup>3</sup>The statement of authority must be recorded to obtain the benefits of the statute.



STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity<sup>1</sup> named
City of Grand Junction, a Colorado home rule municipality
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:
[ ] trust [ ] registered limited liability partnership
[ ] nonprofit corporation [ ] registered limited liability limited partnership
[ ] limited liability company [ ] limited partnership association
[ ] general partnership [x] government or governmental subdivision or agency
[ ] limited partnership [ ] corporation
[ ]

3. The entity is formed under the laws of the State of Colorado and Charter and ordinances of the City of Grand Junction

4. The mailing address for the entity is 250 N. 5th Street
Grand Junction, CO 81501

5. The [x] name [x] position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
Greg Caton, City Manager

6.2 The authority of the foregoing person (s) to bind the entity is [ ] not limited [x] limited
as follows: Execute the closing documents for the purchase of the real properties located at 201, 205, 211 and 219 Hall Avenue in the City of Grand Junction and including the authority to bind the City to pay the contracted purchase price and the related costs all as shown on the attached settlement statement. Sellers of such property are Patricia Lou Jarvis Barrett and James Frederick Jarvis as joint owners.

7. Other matters concerning the manner in which the entity deals with interests in real property:
N/A

Executed this day of February, 2020.

[Signature]
Signature, J. Merrick Taggart
President of City Council
City of Grand Junction

STATE OF COLORADO } SS:
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 25th day of February, 2020, by J. Merrick Taggart

Witness my hand and official seal.
[Signature]
Notary Public

My commission expires: July 31, 2021

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