

SPECIAL WARRANTY DEED

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

Spendrup and Associates. Inc., a Colorado Corporation
of the County of Mesa and State of COLORADO, grantor(s), and



The City of Grand Junction, a Colorado home rule municipality
whose legal address is 250 N. 5th Street, 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 One Hundred Fifty-Five Thousand Dollars and No/100's (\$155,000.00), 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:

Lots 1 Through 8 in Block 3 of O'Boyles Subdivision,
County of Mesa, State of Colorado.

Doc Fee
\$ 15.50

also known by street and number as 201 Lila 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:

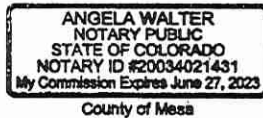
Trent Spendrup, President

STATE OF COLORADO } ss:
COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 21 day of February, 2020 by Spendrup and Associates. Inc., a Colorado Corporation by Trent Spendrup, President

Notary Public

Witness my hand and official seal.
My Commission expires:



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SELLER:

[Signature]
Trent Spendrup, President

STATE OF COLORADO
COUNTY OF Mesa

}ss:

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[Signature]
Notary Public

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