

## SPECIAL WARRANTY DEED

This Special Warranty Deed made this 2nd day of November 2020 by and between **MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, (Grantor)** whose mailing address is 2115 Grand Avenue, Grand Junction, CO 81501, who is the owner of a parcel of land located at 615 Community Lane, Grand Junction, CO 81506, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents do 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 tracts of land in fee simple in the City of Grand Junction, County of Mesa State of Colorado, to wit:

For Public Roadway Right-of-Way purposes Tract A and for uses including urban trails purposes Tract B of the Juniper Ridge Subdivision as recorded in the Mesa County Clerk and Recorders records at Reception No. 2950956 in, the City of Grand Junction, County of Mesa, State of Colorado.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants and agrees that it shall and will WARRANT AND FOREVER DEFEND the title to the same against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, except for that certain Installment Purchase Agreement by and between Mesa County Valley School District 51 and Juniper Ridge Community School as evidenced by Memorandum of Installment Purchase Agreement dated January 30, 2019, and recorded January 31, 2019 at Reception No. 2868514 of the Mesa County, Colorado records; and that certain Easement granted to Public Service Company of Colorado recorded June 28, 2019, at Reception No. 2885306 of the Mesa County, Colorado records.

Executed and delivered this 2<sup>nd</sup> day of November, 2020.

### GRANTOR: MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

By and through its Chief Operating Officer

Phil D. Onofrio  
Phil D. Onofrio

State of Colorado            )  
  )ss  
County of Mesa                )

The foregoing instrument was acknowledged before me this 2 day of November, 2020 by Phil D. Onofrio, Chief Operating Officer for Mesa County Valley School District No. 51.

My commission expires October 9, 2022

Witness my hand and official seal.



Connie Carleton  
Notary Public