

WARRANTY DEED



MS22005248

THIS DEED, Made this 15th Day of January, 2021

Between **FOURTH AND UTE ROOMS, LLC, a Colorado limited liability company**

of the County of Mesa and State of Colorado, grantor

and **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 and State of Colorado, grantee

WITNESSETH, That the grantor for and in consideration of the sum of

-----**TWO HUNDRED SIXTY TWO THOUSAND DOLLARS (\$262,000.00)**-----

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, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado described as follows:

Lots 14, 15 and 16 in Block 141 of CITY OF GRAND JUNCTION, according to the plat thereof filed for record June 8, 2001 in Book 2865 at Page 414 as Reception No. 2000000.

As known by street and number as: 301 South 4th Street
Grand Junction, CO 81501

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 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, its successors and assigns forever. The grantor, itself, its successors, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, 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 or nature so ever, except: 2020 taxes due and payable in the year 2021. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. 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 has executed this deed on the date set forth above.

FOURTH AND UTE ROOMS, LLC, a Colorado limited liability company

Nancy J. Cole

NANCY J. EDGINGTON NOW KNOWN AS NANCY J. COLE, Manager

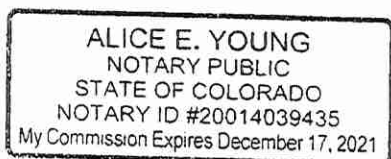
STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 15th Day of January, 2021

By: **NANCY J. EDGINGTON NOW KNOWN AS NANCY J. COLE, Manager of FOURTH AND UTE ROOMS, LLC, a Colorado limited liability company**

My commission expires: 12-17-2021

Witness my hand and official seal



Alice E. Young
Notary Public

E RECORDED DATE 1/15/2021

COUNTY Mesa

REC. NO. 2901772



U522005248

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