

WARRANTY DEED

This Warranty Deed made this 15th day of January, 2021 by and between **City of Grand Junction, a Colorado home rule municipality, Grantor**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, 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 does hereby sell, grant and convey to **Grand Valley Catholic Outreach, Inc., Grantee**, whose mailing address is 245 S. 1st 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 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.

Also known by street and number as: 301 S. 4th Street, Grand Junction, CO 81501.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, and Grantor hereby covenants and warrants title to the same, subject to real estate taxes for the calendar year in which the conveyance occurred and subsequent years; all matters that could have been ascertained by an inspection of the property or that would have been disclosed by an improvement survey plat as defined in §38-51-102(9), of the conveyed property; and all matters recorded in the records of the Mesa County Clerk and Recorder.


Executed and delivered this 15th day of January, 2021.

City of Grand Junction,
a Colorado Home Rule Municipality



Greg Caton, City Manager

Attest:



Wanda Winkelmann
City Clerk



State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of January, 2021 by Greg Caton, City Manager of City of Grand Junction, a Colorado Home Rule Municipality.

My commission expires May 25, 2021.
Witness my hand and official seal.

JENNIFER L. CINQUINI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20084026733
My Commission Expires May 25, 2021



Notary Public

WARRANTY DEED

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Also known by street and number as: 301 S. 4th Street, Grand Junction, CO 81501.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, and Grantor hereby covenants and warrants title to the same, subject to real estate taxes for the calendar year in which the conveyance occurred and subsequent years; all matters that could have been ascertained by an inspection of the property or that would have been disclosed by an improvement survey plat as defined in §38-51-102(9), of the conveyed property; and all matters recorded in the records of the Mesa County Clerk and Recorder.


Executed and delivered this 15th day of January, 2021.

City of Grand Junction,
a Colorado Home Rule Municipality



Greg Caton, City Manager

Attest:



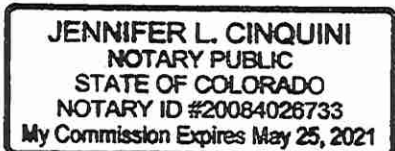
Wanda Winkelmann
City Clerk



State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of January, 2021 by Greg Caton, City Manager of City of Grand Junction, a Colorado Home Rule Municipality.

My commission expires May 25, 2021.
Witness my hand and official seal.





Notary Public

ASSIGNMENT AND ACCEPTANCE OF REAL ESTATE

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, the undersigned ("Assignor") hereby assigns to Grand Valley Catholic Outreach Inc. ("Assignee"), whose address is 245 S. 1st Street, Grand Junction CO 81501, all of Assignor's right, title and interest in and to the real property located at and commonly addressed as 301 S. 4th Street, (Lots 14, 15 and 16 in Block 141 of City of Grand Junction, Colorado as described in the attached Title Commitment "Property."

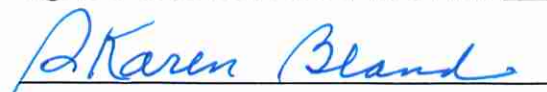
The Assignee understands and agrees that the City will pay the purchase price for the Property and the Property will be deed to the Assignee at the time of closing.

The Assignor represents and warrants to Assignee that the City as Assignor will demolish the structure on the Property and that the Property will be free and clear of any lien or security interest, and that the City as Assignor has good right and lawful authority to execute and deliver this Assignment on the foregoing terms.

By accepting this Assignment, Assignee assumes and agrees to perform all of the obligations of owning the Property and any obligations to be performed after closing except those regarding demolition and clearing of the Property as provided herein.

For and on behalf of the Assignee, Grand Valley Catholic Outreach Inc., as authorized by the Board, the Assignee assumes and agrees to accept the assignment of the Property including but not limited to any obligations to be performed after closing thereunder, and to indemnify Assignor against any loss, claim, damage or expense Assignor may incur by reason of Assignee's failure to perform the assumed obligations.

Signed and delivered as of this 28 day of December 2020.



Sr. Karen Bland

Grand Valley Catholic Outreach Inc. as Assignee

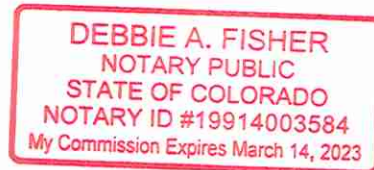
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28 day of December by Karen Bland.

My commission expires 3-14-2023

Debbie A. Fisher
Witness my hand and official seal.

Notary Public



Signed and delivered as of this 31 day of December 2020.

Greg Caton

Greg Caton
City of Grand Junction as Assignor

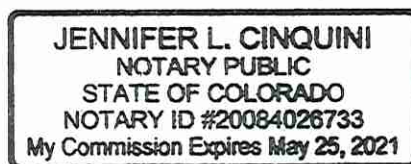
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 31 day of December by Greg Caton.

My commission expires May 25, 2021

Jennifer L. Cinquini
Witness my hand and official seal.

Notary Public





Grand Valley Catholic Outreach

245 S. First Street
Grand Junction, Colorado 81501
970-241-3658

December 28, 2020

John Shaver, Attorney
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501


Dear John:

Please find enclosed the signed and notarized document of Assignment and Acceptance of Real Estate for the property at 4th and Ute.

We appreciate so much your work on this project and look forward to similar blessings in the future.

May you have a blessed beginning to your new year.

Sincerely,


Sr. Karen Bland, OSB
Executive Director