

E-RECORDED

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

Document Fee: EXEMPT

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 29th day of September, 2021, is made between **Valley Exchange Properties III, LLC, a Colorado Limited Liability Company** ("Grantor"), of the County of Mesa and the State of Colorado.

AND

City of Grand Junction ("Grantee"), of the County of Mesa and the State of Colorado, whose legal address is 250 N. 5th Street, Grand Junction, CO 81501.

WITNESS, that the Grantor(s), for and in consideration of **EIGHT HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$877,000.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

**Lots 29, 30, 31 and 32 in
Block 108 of the
CITY OF GRAND JUNCTION
AND**

**Beginning at the Southwest corner of Lot 1 in
Block 108 of the City of Grand Junction;
thence North 40 feet;
thence East 75 feet;
thence South 40 feet;
thence West to the point of beginning,
County of Mesa, State of Colorado**


ALSO KNOWN AS: **910 Main Street, 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.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, **warrants title to the same against all persons claiming by, through or under the Grantor**, subject to the Statutory Exceptions

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

Valley Exchange Properties III, LLC, a Colorado Limited Liability Company



Jeffrey Taets or James Pedersen, Manager

State of : **Colorado**

County Of **MESA**

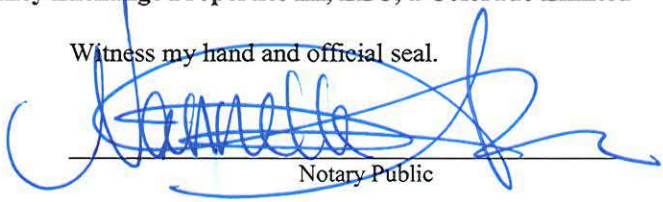
}
}
} ss.

The foregoing instrument was subscribed, sworn to, and acknowledged before me this **September 29, 2021**, by **Jeffrey Taets or James Pedersen as Manager of Valley Exchange Properties III, LLC, a Colorado Limited Liability Company**

My Commission expires: **10/10/2021**

Witness my hand and official seal.

**NANNETTE J. ALLEN-BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014031863
My Commission Expires October 10, 2021**



Notary Public

****If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**

