

ORIGINAL
ATTACHED

DOC. FEE \$1.50

GENERAL WARRANTY DEED

Eicher Property, Mesa County, Colorado

THIS GENERAL WARRANTY DEED is granted this 10th day of April, 2023, by CATHERINE EICHER, the address of whom is 140 Mira Monte Road, Grand Junction, CO 81507 ("Grantor"), for the consideration of Fifteen Thousand and No/100s Dollars (\$15,000.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, which hereby grants, bargains, sells, conveys and confirms to the CITY OF GRAND JUNCTION, a Colorado Home Rule Municipality, the address of which is 250 North 5th Street, Grand Junction, CO 81501 ("Grantee"), and to its successors and assigns forever, the following described property located in Mesa County, Colorado (the "Property"):

Outlot 3 of Cat's Canyon Subdivision, County of Mesa, State of Colorado

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, and including water rights which are conveyed from Grantor to Grantee by separate deed, appurtenant to or associated with the Property unto the Grantee, its successors and assigns forever unto the Grantee, its successors and assigns forever. And the Grantor does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the delivery of this deed, it 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 soever, except, the following matters of record: (1) Reservation of right of way for any ditches or canals constructed by the authority of the United States, in U.S. Patent recorded June 4, 1920 at Reception No. 161116; (2) Development Improvements Agreement recorded February 10, 2023 at Reception No. 3055902; (3) Notes as shown on the recorded Plat of said Subdivision at Reception No. 3055899 and Reception No. 3055900.

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.

GENERAL WARRANTY DEED

Eicher Property, Mesa County, Colorado

THIS **GENERAL WARRANTY DEED** is granted this 6th day of April, 2023, by **CATHERINE EICHER**, the address of whom is 140 Mira Monte Road, Grand Junction, CO 81507 (“**Grantor**”), for the consideration of Fifteen Thousand and No/100s Dollars (\$15,000.00) and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, which hereby grants, bargains, sells, conveys and confirms to the **CITY OF GRAND JUNCTION**, a Colorado Home Rule Municipality, the address of which is 250 North 5th Street, Grand Junction, CO 81501 (“**Grantee**”), and to its successors and assigns forever, the following described property located in Mesa County, Colorado (the “**Property**”):

Outlot 3 of Cat’s Canyon Subdivision. County of Mesa. State of Colorado

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, and including water rights which are conveyed from Grantor to Grantee by separate deed, appurtenant to or associated with the Property unto the Grantee, its successors and assigns forever unto the Grantee, its successors and assigns forever. And the Grantor does covenant, grant, bargain and agree to and with the Grantee, its successors and assigns, that at the time of the delivery of this deed, it 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 soever, except, the following matters of record: (1) Reservation of right of way for any ditches or canals constructed by the authority of the United States, in U.S. Patent recorded June 4, 1920 at Reception No. 161116; (2) Development Improvements Agreement recorded February 10, 2023 at Reception No. 3055902; (3) Notes as shown on the recorded Plat of said Subdivision at Reception No. 3055899 and Reception No. 3055900.

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.

IN WITNESS WHEREOF, the undersigned has duly executed this instrument on the date shown above.

GRANTOR:

CATHERINE EICHER

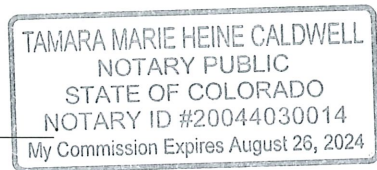
Catherine Eicher
Catherine Eicher

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 04th day of April, 2023 by Catherine Eicher.

WITNESS my hand and official seal.

My commission expires: _____



(SEAL) Tamara Heine Caldwell
Notary Public