

WARRANTY DEED

This Warranty Deed made this 1st day of February, 2024 by and between **Havlik Blackout QOF LLC, a Colorado Limited Liability Company whose address is 2585 H Road, Grand Junction, CO 81505, Grantor**, who is the owner of a parcel of land recorded at Reception No. 2998616, Public records of Mesa County, Colorado, 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 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, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

A parcel of located in the SE1/4 of the SW1/4 of Section 32, Township 1 North, Range 1 West, Ute Meridian, Grand Junction, County of Mesa, Colorado, being described as:

The east 40' of the parcel of land described at Reception No. 2998616.

Said parcel of land containing 26,323 square feet, more or less, as described herein and depicted on **Exhibit A** attached hereto and incorporated herein by reference.

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 it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 1st day of February, 2024.

GRANTOR: Havlik Blackout QOF LLC, a Colorado Limited Liability Company

DH

Dean Havlik, Manager

State of Colorado)
) ss.
County of Mesa)

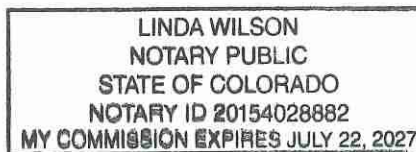
The foregoing instrument was acknowledged before me this 1st day of February, 2024, by Dean Havlik, as Manager for Havlik Blackout QOF LLC, A Colorado Limited Liability Company.

My commission expires 7-22-2027.

Witness my hand and official seal.

Linda Wilson

Notary Public



SHEET 1 OF 2

EXHIBIT A

