

DEED

This DEED is made this 28th day of December 2023, between **CYNTHIA L. DRURY** ("Grantor") whose address is 10 Bordeaux Ct., Grand Junction, CO 81507, and the **CITY OF GRAND JUNCTION, a Colorado home rule municipality** ("City") whose address is 250 N. 5th Street, Grand Junction, CO 81501. Grantor is the owner of the following real property:

Lot 6 in Block 5 of Cottonwood Meadows Subdivision, a replat of Block 2, First Addition, Tula Subdivision, and a second replat of Lots 6 through 15 of Tula Subdivision as recorded in the Mesa County Clerk and Recorder's records at Reception No. 1022526, in the County of Mesa State of Colorado, and commonly known as 536 1/2 Willow Road, Grand Junction, CO 81501. Herein "Property" or "the Property."

The City has had various code enforcement actions against the Property in the past few years, including an action for abatement of junk and rubbish. Costs and expenses have accumulated against the Property for said actions. Presently the Property is the subject of a *Notice of Prohibition of Entry and Occupation and for Public Nuisance* ("Notices"). With the posting of the Notices the Grantor is aware or has reason to be aware that the Property is unsafe to occupy and/or is presumptively a Public Nuisance in accordance with GJMC 8.10.020. Due to the condition of the Property, including but not limited to biohazards within the mobile home thereon, the mobile home is uninhabitable and must be abated. Additionally, the Property is again suffering from an accumulation of junk and rubbish, also presumptively in violation of the Grand Junction Municipal Code ("GJMC").

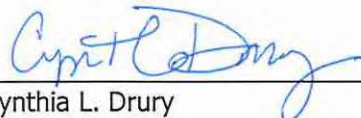
Grantor has represented that she is not financially able to perform the actions that would be necessary and required to abate the Property/to bring it in compliance with the GJMC, and other applicable law(s), rule(s), and regulation(s). Grantor and the City agree that the cost to bring the Property into compliance is more than the Property is worth. Therefore, the Grantor has requested that she be allowed to deed, and the City accept, the Property in its present condition, subject to the 2020, 2021 and 2022 property taxes in the amount of \$2,214.59 as of the date of executing this deed and the accrued and unpaid City water, sewer, and trash bill for the Property in the amount of \$1,055.23. The deed from the Grantor and acceptance by the City is in lieu of the City assessing further costs and expenses against the Property and releasing the Grantor from those already accrued as provided herein.

A Transcript of Judgment is of record in the Mesa County Clerk and Recorder's records at Reception No. 2792092 against Grantor in the amount of \$6,058.00. Grantor shall remain responsible for said judgment and lien and indemnifies and holds the City harmless regarding the judgment and lien.

Grantor's act is voluntary, and she acknowledges that the conveyance is without threat or coercion by the City. Grantor has had the opportunity to consult Grantor's own attorney and has chosen to convey the Property to the City under the terms and for the consideration set forth, the adequacy and sufficiency of which is hereby confessed and acknowledged as good and valuable consideration.

NOW THEREFORE, the Grantor does hereby grant, bargain, sell and convey to the City and its successors and assigns forever, the Property together with all hereditaments and appurtenances thereto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim, and demand whatsoever of the Grantor whether in law or equity in and to the above bargained Property.

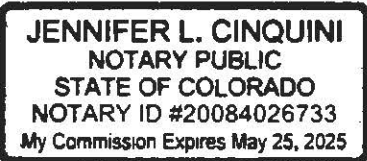
GRANTOR:

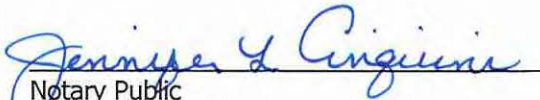

Cynthia L. Drury

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of December 2023 by Cynthia L. Drury.

Witness my hand and official seal.




Notary Public

TAX LIEN SALE CERTIFICATE OF REDEMPTION

State of Colorado,
Mesa ss.

County Treasurer
Mesa

Tax Lien Sale No.
2021-12750

I HEREBY CERTIFY, That the Real Estate hereinafter described, Situated in the County of MESA, and the State of Colorado, which was sold for Delinquent Taxes, for the year 2020 has this day been redeemed by CITY OF GRAND JUNCTION.

Description of Property Redeemed	Amounts By Years
ACCOUNT NO: R032760	PARCEL ID: 294307302041
2020 TAX SALE	451.61
2021 ENDORSEMENT	458.32
2022 ENDORSEMENT	1106.28
INTEREST	236.74
TOTAL DUE INVESTOR:	2252.95
Date Redeemed: 03/28/2024	
LOT 6 BLK 5 COTTONWOOD MEADOWS SUB REPLAT BLK 2 1ST ADD TULA SUB + 2ND REPLAT LOTS 6 TO 15 TULA SUB	

In Witness Whereof, I have set my Hand and Seal, this Mar 28, 2024, Sheila Reiner Treasurer, MESA

Amount of Redemption 2252.95
Redemption Fee 7.00
TOTAL 2259.95

By Jackie Campbell

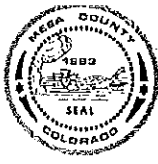


Sheila Reiner
MESA COUNTY TREASURER
Dept. 5027, 544 Rood Ave, Old Courthouse, Phone Number: (970) 244-1824
Grand Junction, CO 81501

RETURN DOCUMENT TO:
CITY OF GRAND JUNCTION

LIEN HOLDER:
RAM TAX LIEN FUND LP

OWNERSHIP OF RECORD:
DRURY CYNTHIA L
536 1/2 WILLOW RD
GRAND JUNCTION, CO 81501



Mesa County Treasurer Tax Receipt

Account	Parcel Number	Receipt Date	Receipt Number
R032760	294307302041	Mar 28, 2024	2024-03-28-JMC-7767

DRURY CYNTHIA L
 536 1/2 WILLOW RD
 GRAND JUNCTION, CO 81501

Situs Address	Payor
536 1/2 WILLOW RD	CITY OF GRAND JUNCTION

Legal Description
 LOT 6 BLK 5 COTTONWOOD MEADOWS SUB REPLAT BLK 2 1ST ADD TULA SUB + 2ND REPLAT LOTS 6 TO 15 TULA SUB

Property Code	Actual	Assessed	Year	Area	Mill Levy
SINGLE FAMILY RESIDENTIAL LAND - 1112	42,040	2,820	2023	10301	70.702
SINGLE FAMILY RESIDENTIAL IMPROVED - 1212	28,130	1,880	2023	10301	70.702

Payments Received
 Check \$3,647.46
 Check # 325784

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Special Assessment	\$1,055.23	\$0.00	\$1,055.23	\$0.00
2023	Tax	\$332.28	\$0.00	\$332.28	\$0.00
2022	Interest	\$25.00	\$25.00	\$0.00	\$0.00
2022	Special Assessment	\$625.00	\$625.00	\$0.00	\$0.00
2022	Endorsement Fee	\$5.00	\$5.00	\$0.00	\$0.00
2022	Interest	\$17.36	\$17.36	\$0.00	\$0.00
2022	Lien Interest	\$66.38	\$0.00	\$66.38	\$0.00
2022	Tax	\$433.92	\$433.92	\$0.00	\$0.00
2022	Lien Endorsement	\$1,106.28	\$0.00	\$1,106.28	\$0.00
2021	Endorsement Fee	\$5.00	\$5.00	\$0.00	\$0.00
2021	Interest	\$17.44	\$17.44	\$0.00	\$0.00
2021	Lien Interest	\$44.69	\$0.00	\$44.69	\$0.00
2021	Lien Interest	\$24.06	\$0.00	\$24.06	\$0.00
2021	Tax	\$435.88	\$435.88	\$0.00	\$0.00
2021	Lien Endorsement	\$458.32	\$0.00	\$458.32	\$0.00



Mesa County Treasurer Tax Receipt

Payments Applied

2020	ADVERTISING FEE	\$33.00	\$33.00	\$0.00	\$0.00
2020	TAX AUCTION FEE	\$12.00	\$12.00	\$0.00	\$0.00
2020	CERT OF PURCH FEE	\$4.00	\$4.00	\$0.00	\$0.00
2020	TAX SALE ACH FEE	\$13.00	\$13.00	\$0.00	\$0.00
2020	Redemption Fee	\$7.00	\$0.00	\$7.00	\$0.00
2020	Interest	\$22.05	\$22.05	\$0.00	\$0.00
2020	Lien Interest	\$37.26	\$0.00	\$37.26	\$0.00
2020	Lien Interest	\$40.64	\$0.00	\$40.64	\$0.00
2020	Lien Interest	\$23.71	\$0.00	\$23.71	\$0.00
2020	Tax	\$367.56	\$367.56	\$0.00	\$0.00
2020	Lien	\$451.61	\$0.00	\$451.61	\$0.00
				<hr/>	
				\$3,647.46	\$0.00
Balance Due as of Mar 28, 2024					\$0.00

Thank you for your payment.

325784
325784

INVOICE NUMBER	INVOICE DATE	DESCRIPTION	AMOUNT
536.5 Willow BT	03/12/2024	To pay back taxes on a property we acquired - 536 ½ Willow Road	3,647.46