

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 29 day of APRIL, 2025, by and between GJ PARTNERS, LLC, a Colorado limited liability company, whose address is 1660 17th Street Suite 300, Denver, CO 80202 (“Grantor”) and the CITY OF GRAND JUNCTION, a home rule municipal corporation of the State of Colorado, whose address is 250 North 5th Street, Grand Junction, CO 81501 (“Grantee”):

WITNESSETH, that Grantor, for and in consideration of the sum of FIVE MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$5,600,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, the real property, together with improvements thereon, situate, lying and being in the County of Mesa, State of Colorado, as legally described on the attached Exhibit A (the “Property”);

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 Grantor, 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 Grantee, its successors, and assigns forever. Grantor for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to statutory exceptions as defined in C.R.S. § 38-30-113(5)(a).

(Signature Page Follows)

Exhibit A
(Legal Description of Property)

LOT 2, GRAND MESA INDUSTRIAL PARK,
COUNTY OF MESA, STATE OF COLORADO