RECEPTION#: 3153224
3/17/2026 2:04:20 PM, 1 of 1
Recording: $43.00,
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

# SPECIAL WARRANTY DEED

THIS DEED, dated March 6, 2026, between Mesa County Valley School District 51, a Colorado Public School District, whose legal address is 2115 Grand Avenue, Grand Junction, CO 81501, ("Grantor") and the City of Grand Junction, a Colorado home rule municipality ("Grantee"), whose legal address is 250 North 5th Street, Grand Junction, CO 81501.

WITNESS, that the Grantor, for and in consideration of an exchange of property with the Grantee and other consideration provided in paragraph 3 of the Contract to Exchange Real Estate, as amended, 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 the Grantee, its successors and assigns forever, all of its rights, title and interest which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the City of Grand Junction, County of Mesa and State of Colorado, Lot 1 of the Pomona Fire Station Three Subdivision ("Property.")

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property, with the appurtenances, unto the Grantees, their successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantees, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

It is understood and agreed that the Property is being conveyed "AS IS, WHERE IS, WITH ALL FAULTS" and, except for the special warranties of title made above, Grantor has not made and is not now making and specifically disclaims any warranties, representations or guarantees of any kind or character with respect to the Property, including without limitation, all warranties concerning the merchantability, fitness for a particular purpose, quality, condition, size, value, suitability, legal entitlement status, and boundary locations of the Property. Grantees acknowledge that Grantees are relying on Grantees' own inspection and investigation of the Property, and not information provided by Grantor, to satisfy itself as to the condition of the Property. Grantees assume the risk that adverse matters may not have been revealed by Grantees' inspections and investigations.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed to the day and year first above written.

MESA COUNTY VALLEY SCHOOL DISTRICT 51
a Colorado Public School District

By: _____
Clint Garcia
Chief Operations Officer

AMY DIANE NAVARETTE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234028283
MY COMMISSION EXPIRES JULY 26, 2027

STATE OF COLORADO )
) ss.
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 6th day of March 2026, by Clint Garcia, Chief Operations Officer, Mesa County Valley School District 51.

Witness my hand and official seal.

Amy Navarette
Notary Public