

WARRANTY DEED

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This Warranty Deed made this 28 day of January 2025 by and between **Camelback Gardens, LLC, a Colorado limited liability company, Grantor**, whose address is 205 Little Park Road, Grand Junction, CO 81507 is owner of Lot 2 Camelback Gardens Subdivision as recorded at Reception No. 2978317, Clerk and Recorder's 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 all its interest in Tract A Camelback Gardens Boundary Adjustment as recorded in the records of the Mesa County Clerk and Recorder at Reception # 3148907 in Grand Junction, Colorado, to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, for the use and benefit of the Public, as approved by Grantee, its successors and assigns forever.

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 that it has granted from Lot 2 Camelback Gardens Subdivision unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever, including but not limited to, any interest that other(s) may claim due to encumbrances on or previously on Lot 2 Camelback Gardens Subdivision such as use of the property for landscaping, retaining walls, fencing, and rock formations.

Executed and delivered this 29 day of September 2025.

Grantor: Camelback Gardens, LLC



Robert M. Stubbs, Manager

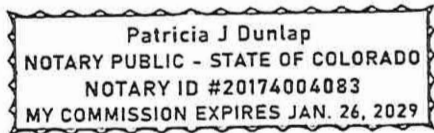
State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 29 day of September 2025, by Robert M. Stubbs, as Manager of Camelback Gardens, LLC, a Colorado limited liability company.

Witness my hand and official seal.



Notary Public



My commission expires Jan. 26, 2025