

WARRANTY DEED

This Warranty Deed made this 23rd day of December, 2013 by and between **Grand Junction Downtown Development Authority, Grantor**, whose address is 248 South 4th Street, Grand Junction, Co., 81501, owner of those three (3) certain parcels of land in Mesa County, Colorado, described in Book 1480, Page 22, Book 1839, Page 455 and Book 4177, Page 964, Public Records of Mesa County, Colorado, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract of land in the County of Mesa, State of Colorado, to wit:

-DESCRIPTION-

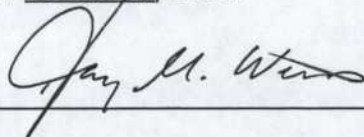
ALL of Lots 16 through 26, inclusive, Block 116, First Division Resurvey, Town of Grand Junction, as same is recorded in Plat Book 1, Page 9, Public Records of Mesa County, Colorado.

Subject to all easements, rights of way, reservations or restrictions of record, if any shall exist.

Containing 35,777 square feet, or 0.82 acres, 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 that she 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 23rd day of December, 2013.




By: Harry Weiss, Director
Grand Junction Downtown Development Authority

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23rd day of December, 2013, by Harry Weiss, Director
Grand Junction Downtown Development Authority

My commission expires 7/7/2016.
Witness my hand and official seal.

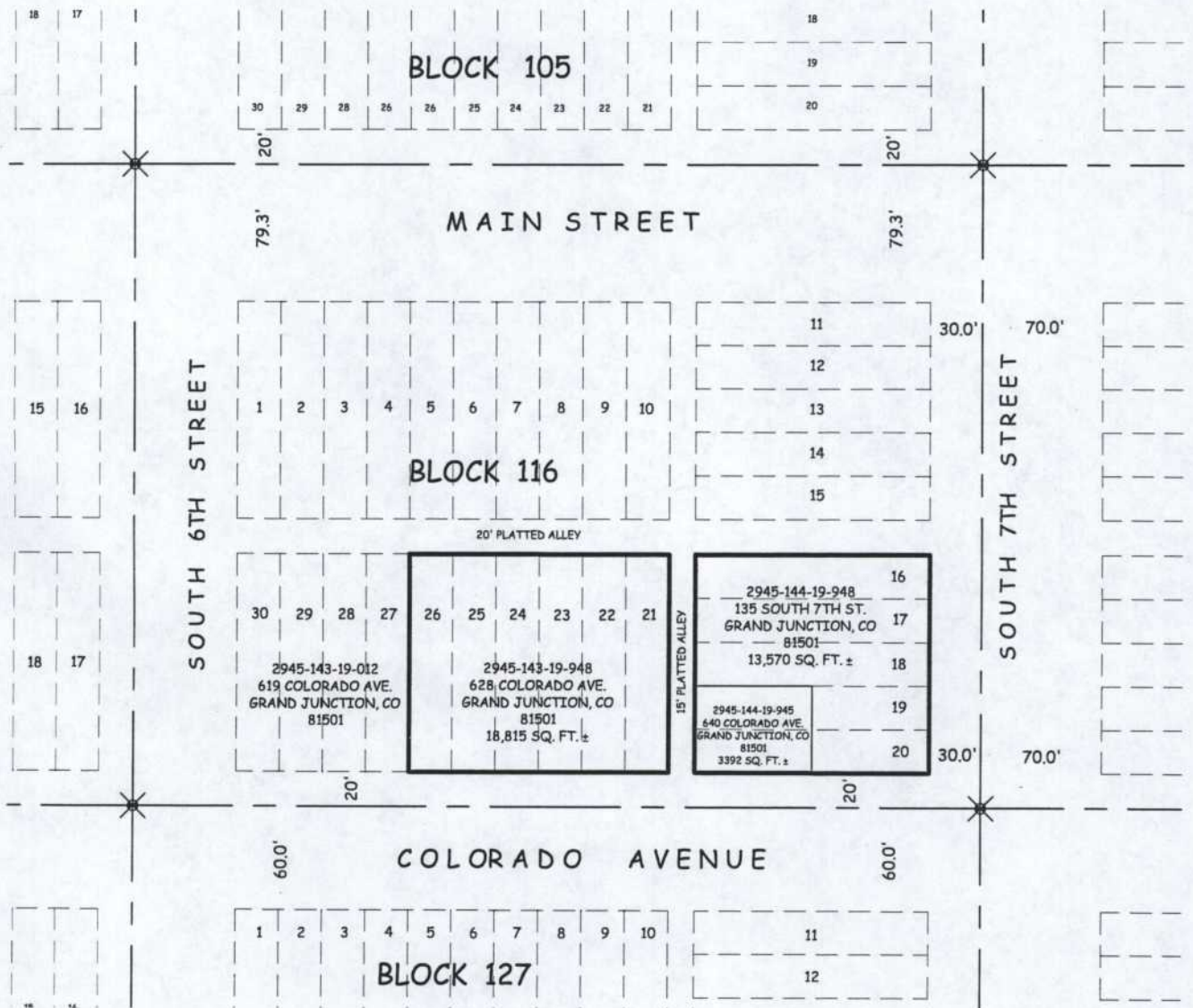


Notary Public

My Commission Expires 07/07/2016

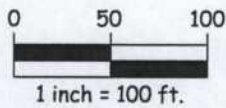
SHEET 1 OF 2

EXHIBIT "A"



ABBREVIATIONS

- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SSMH SANITARY SEWER MAN HOLE



LINEAL UNITS = US SURVEY FOOT



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 2 OF 2

DRAWN BY: <u>PTK</u> DATE: <u>12-10-13</u> SCALE: <u>1" = 100'</u> APPR. BY: <u>PTK</u>	PARCELS 2945-144-19-948, 2945-144-19-945 AND 2945-143-19-948	
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