E RECORDED DATE 9/21/26
COUNTY Mesa
REC. NO. 3171251

SPECIAL WARRANTY DEED

THIS DEED, Made this 1st Day of September, 2026

Between **TINA DARLINE SNAPP**

of the County of Mesa and State of Colorado, grantor

and **CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY**

NCS-1226023-01

whose legal address is 250 N. 5th Street
Grand Junction, CO 81501

of the County of Mesa and State of Colorado, grantee

WITNESSETH, That the grantor for and in consideration of the sum of
----------**ONE HUNDRED SIXTY THOUSAND DOLLARS ($160,000.00)**----------
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 the grantee, its successors and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado described as follows:

Lot 6.Block 2, PLEASANT VIEW SUBDIVISION, according to the plat thereof filed for record March 5, 1956 in Book 8 at Page 63 as Reception No. 662322.

As known by street and number as: 354 Bonny Street
Grand Junction, CO 81501

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 the 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 the grantee, its successors and assigns forever. The grantor, for himself, his heirs, personal representatives, successors does covenant, and agree that the grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, 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, except: 2026 taxes due and payable in the year 2027. Subject to Statutory Exceptions as defined in CRS § 38-30-113(5).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Tina Darline Snapp
TINA DARLINE SNAPP

STATE OF COLORADO
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 1st Day of September, 2026

By: **TINA DARLINE SNAPP**

My commission expires: 12-17-2029

Witness my hand and official seal

Alice E Young
Notary Public

ALICE E. YOUNG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014039435
MY COMMISSION EXPIRES DECEMBER 17, 2029

RECEPTION#: 3171251, at 9/21/2026 4:03:42 PM, 1 of 1
Recording: $43.00, Doc Fee Exempt Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

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M522602201

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