

BGJ01PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: THE BANK OF GRAND JUNCTION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK) LOT B, MESA MALL'S  
SECOND MINOR SUBDIVISION, GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

WARRANTY DEED

2020416 10/16/01 0427PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$NO FEE

The Bank of Grand Junction, Grantor, 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 granted and conveyed, and by these presents does hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, address of 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

See Exhibit A attached hereto and incorporated by reference herein.

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 covenanting that it 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.

Grantor intends to convey all of its right, title and interest to the described property, including fee simple title, even though Grantee is acquiring the property for transportation purposes.

Executed and delivered this 25<sup>th</sup> day of July, 2001.

The Bank of Grand Junction,  
a Colorado corporation

By: [Signature]  
Name: JACK J. LOFLAND  
Title: Vice President & Controller