BIG07HOR

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

DEED (WARRANTY)

NAME OF PROPERTY OWNER

OR GRANTOR OR GRANTEE:

BIGGS HEIRS, LLC. AND LAIRD K. SMITH

JR.

PURPOSE:

VCB BOARD ACQUISITION FOR FUTURE

DEVELOPMENT

ADDRESS:

ADJACENT TO 740 HORIZON DRIVE

CITY DEPARTMENT:

VISITOR AND CONVENTION BUREAU

YEAR:

2007

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

Deana Pietro - Re: Warranty Deed - Bigg Heirs, LLC.

From:

Mike Grizenko

To:

Pietro, Deana

Date:

2/4/2010 4:01 PM

Subject: Re: Warranty Deed - Bigg Heirs, LLC.

Deana,

I looked at the archived file for this acquisition. I found nothing other than the research to draft the exhibit. The reason for the acquisition was at the request of the VCB board, who felt it in their best interest to purchase this land, otherwise unbuildable through the development process. It was paid for out of the VCB budget.

Debbie Kovalik may be able to better answer other questions along the line of "why."

Mike G

>>> Deana Pietro 1/29/2010 1:54 PM >>> Hi Mike,

Per our conversation, I have a warranty deed for Biggs Heirs, LLC. I need to know if there are any other pieces lacking in order to make it complete. My other questions is what is the reason for acquisition of this property? This information is not listed on the deed.

Thanks for your help with this Mike.

Deana Pietro **Administrative Clerk** Office of the City Clerk City of Grand Junction ph: 970-244-1423

fax: 970-244-1599 deanap@gjcity.org

protective punchase

PAGE DOCUMENT
WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street

Grand Junction, CO 81501

RECEPTION #: 2404617, BK 4524 PG 851 09/28/2007 at 04:19:32 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc Code: WD Janice Rich, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED , March Mike 5 Tracking)

All of that certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 36, Township One North, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado bounded as follows: on the South by the South line of the NW 1/4 SE 1/4 of said Section 36; on the West by the East line of V.C.B. Minor Subdivision as recorded in Plat Book 14, Page 239 of the Mesa County, Colorado public records; on the North by the Southerly right of way of Interstate 70 as described in Book 844, Page 35 of the Mesa County, Colorado public records.

Said parcel contains 3,674 square feet, 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 Grantors hereby covenanting that they 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 <u>36</u> day of <u>September</u>, 2007.

By Conton a. Biggs, III, Manager

Biggs Heirs, LLC,

a Colorado limited liability company

State of Colorado

County of <u>Arapahoe</u>)ss.

The foregoing instrument was acknowledged before me this day of limited liability company.

My commission expires: 12-15-2008

Witness my hand and official seal.

llevenika Jones Notary Public Laird K. Smith, Jr., Personal Representative for Laird K. Smith Estate

State of Indiana)	
County of Monoe)ss.	
The foregoing instrument was acknowledged by Laird K. Smith, Jr., Personal Representation	d before me this <u>26</u> day of <u>September</u> , 2007, ve for Laird K. Smith Estate.
My commission expires: August a Witness ray hand and official seal.	22,201C
2	Cuptal Zailey
	Notary Public

State of Indiana

