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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: BIGGS-KURTZ INVESTMENT CO.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOTS
1,2,3,4,5 BLOCK 8 AND LOTS 12,13,14,15,16 BLOCK 5,
CARPENTER'S SUBDIVISION NO. 2

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1939

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS DEED, Made this third day of February in the year of our Lord one thousand nine hundred and thirty-nine, between City of Grand Junction, A Municipal Corporation ~~incorporated~~ duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and Biggs-Kurtz Investment Co. of the County of Mesa and State of Colorado, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar and other good and valuable consideration ~~to~~ Dollars, to the said party of the first part, in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its successors ~~heirs~~ and assigns forever, all the following described ~~lot~~ parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit: Beginning at the Northeast corner of Tract No. 1 of the Little Bookcliff Railroad Yards in the City of Grand Junction, County of Mesa, State of Colorado, as indicated on the amended plat of said railroad yards, thence west to the east line of Carpenter's Subdivision No. 2 of the said City of Grand Junction, thence South 29°15' West 92.96 feet, thence Northeasterly along a curved line having a radius of 1219.3 feet to a point on the east line of Tract No. 1 of the Little Bookcliff Railroad Yards 14.22 feet South of the point of beginning, thence North to the point of beginning, containing 0.11 acres; Also, beginning at a point on the East line of Carpenter's Subdivision No. 2 in the City of Grand Junction, County of Mesa, State of Colorado, from whence the Northeast Corner of the said Carpenter's Subdivision bears North 29°15' East 211 feet, thence North 63°23' East 33.1 feet, thence North 26°37' West 22.44 feet, thence South 29°15' West 40 feet to point of beginning.

(Consideration less than one hundred dollars) Subject to taxes to be assessed for the year 1938 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 said party of the first part, 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 Biggs-Kurtz Investment Co. the said party of the second part, its successors ~~heirs~~ and assigns forever.

And the said party of the first part, for itself and its successors covenants and agrees to and with the said party of the second part, its / successors ~~heirs~~ and assigns, the above bargained premises in the quiet and peaceable possession of the said party of the second part, its / successors ~~heirs~~ and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said party of the first part, to WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed by its / City Manager ~~President~~ and its corporate seal to be hereunto affixed, attested by its / Secretary, the day and year first above written.

Attest: Helen C. Tomlinson City Clerk SECRETARY.

City of Grand Junction, Municipal Corporation By: J.P. Soderstrum City Manager ~~President~~

STATE OF COLORADO, County of Mesa } ss.

The within and foregoing instrument was acknowledged before me this day of February, 1939, by J. P. Soderstrum, City Manager ~~the~~ ~~President~~ and Helen C. Tomlinson, City Clerk ~~the~~ ~~Secretary~~ of City of Grand Junction, A Municipal Corporation

Witness my hand and official seal. My commission expires.....

Notary Public.