

CAK04RIV

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	C&K OF MESA COUNTY LLC.
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES
ADDRESS:	2505 RIVER ROAD 2509 RIVER ROAD 2521 RIVER ROAD
PARCEL NO:	2945-103-28-005 2945-103-28-006 2945-103-28-004
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

9/2/24 3

✓ WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2190249 BK 3646 PG 168  
05/05/2004 01:48 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

C&K of Mesa County LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Four Hundred Eighteen Thousand One Hundred Fifty-Six and 00/100 Dollars (\$418,156.00), 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

**Parcel No. 1:** All of Lot 1 of Redco Industrial Park, situate in the SW ¼ of the SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, known by Mesa County Tax Schedule Number 2945-103-28-005, Except that parcel of land conveyed to the City of Grand Junction by instrument recorded in Book 2040 at Page 524; and also

**Parcel No. 2:** All of Lot 2 of Redco Industrial Park, situate in the SW ¼ of the SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, known by Mesa County Tax Schedule Number 2945-103-28-006, Except that parcel of land conveyed to the City of Grand Junction by instrument recorded in Book 2040 at Page 524; and also

**Parcel No. 3:** All of Lot 4 of Redco Industrial Park, situate in the SW ¼ of the SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 16 in the office of the Mesa County Clerk and Recorder, known by Mesa County Tax Schedule Number 2945-103-28-004.

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.

Executed and delivered this 30<sup>th</sup> day of April, 2004.

C&K of Mesa County LLC, a Colorado Limited Liability Company, Grantor:

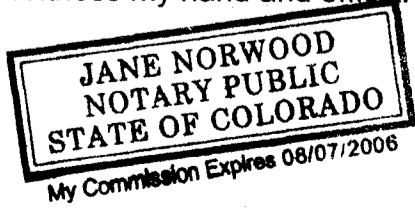
By: Clifton L. Mays Sr.  
Clifton L. Mays Sr., Member

By: Ken W. Nesbitt  
Ken W. Nesbitt, Member

State of Colorado )  
                                  )ss.  
County of Mesa )

✓ The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2004, by Clifton L. Mays Sr. and Ken W. Nesbitt, Members of C&K of Mesa County LLC, a Colorado Limited Liability Company.

My commission expires: \_\_\_\_\_  
Witness my hand and official seal.



Jane Norwood  
Notary Public