

CEW75BWY

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	CEW DEVELOPMENT, INC.
PURPOSE:	TIARA RADO GOLF COURSE AND WATER RIGHTS
ADDRESS:	2063 SOUTH BROADWAY
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	1975
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

FEB 10 1975

STATE OF COLORADO, COUNTY OF MESA

RECORDED AT 8:40 A.M. C.CLOCK

EARL SAWYER, RECORDER  
SECTION NO. 1082261

THIS DEED, Made this \_\_\_\_\_ day of January, 1975, between  
CEW Development, Inc., a Colorado corporation  
of the \_\_\_\_\_ County of Mesa and State of Colorado, of the first part, and  
the City of Grand Junction  
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  
TEN DOLLARS (\$10.00) and other valuable consideration ----- 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  
do es \_\_\_\_\_ grant, bargain, sell, convey and confirm, unto the said party \_\_\_\_\_ of the second part, its  
~~heirs~~ and assigns forever, all the following described lot \_\_\_\_\_ or parcel \_\_\_\_\_ of land, situate, lying and being  
in the \_\_\_\_\_ County of Mesa and State of Colorado, to wit:

See Exhibit "A" attached.

Together with all water, water rights, ditch and ditch rights thereto appertaining and specifically 75 shares of Lift Stock of Redlands Water and Power Company; provided, however, Grantee shall have the use of an additional 25 such shares for a period of 3 years, at the end of which time Grantee shall reconvey the excess over 60 shares not needed for its operation.

Subject to present or future easements, by devise, grant or use, upon the subject property for sewer, water, gas or other utilities and for roadways, paths and/or pedestrian walkways as required for development of the surrounding property for residential purposes; provided that future easements or rights of way shall be by agreement between the parties or their successors in interest so that there is as little interference with the use of the property as a golf course as possible but with due consideration as to the development of the lands of the Grantor.

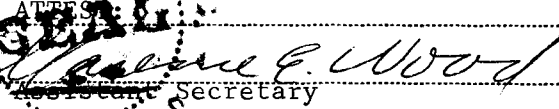
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all the estate, right, interest, claim and demand whatsoever of the said party \_\_\_\_\_ of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

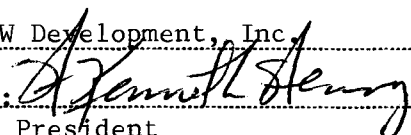
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party \_\_\_\_\_ of the second part, its ~~heirs~~ and assigns forever. And the said party \_\_\_\_\_ of the first part, for itself its ~~heirs~~, executors, and administrators, does covenant, grant, bargain and agree to and with the said party \_\_\_\_\_ of the second part, its ~~heirs~~ and assigns, that at the time of the ensembling and delivery of these presents was well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever.

State Documentary Fee  
Date FEB 10 1975  
\$ Exempt

and the above bargained premises in the quiet and peaceable possession of the said party \_\_\_\_\_ of the second part, its ~~heirs~~ and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party \_\_\_\_\_ of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party \_\_\_\_\_ of the first part has hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of  
ATTEST:  
  
Robert E. Wood  
Secretary

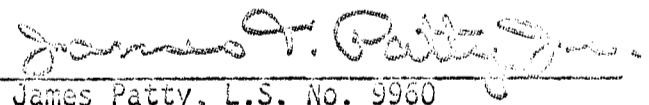
CEW Development, Inc. [SEAL]  
By:  [SEAL]  
President [SEAL]

LEGAL DESCRIPTION

## TIARA RADO GOLF COURSE

Beginning at the South Quarter Corner of Section 22, Township 11 South, Range 101 West, 6th P.M., Mesa County Colorado, thence S.0°11'E. 50.00 feet, thence N89°59' E. 20.00 feet, thence S.00°01' E. 250.00 feet, thence S.68°19' E. 445.64 feet, thence S.45°36'26"E. 32.030 feet, thence S.37°46'27"E. 58.895 feet, thence S.49°07'26"E. 301.906 feet, thence N.69°26'19"E. 315.089 feet, thence S.56°07'45"E. 98.702 feet, thence S.10°05'43"W. 129.931 feet, thence S.06°37'49"W. 220.950 feet, thence S.05°22'31"E. 501.897 feet, thence S.00°57'53"E. 332.673 feet, thence S.19°58'10"E. 202.564 feet, thence S.3°12'18"W. 95.798 feet, thence S.64°00'53"W. 91.539 feet, thence S.78°17'21" W. 84.188 feet, thence N.87°42'25"W. 453.150 feet, thence N.42°53'38"W. 747.487 feet, thence N.81°57'13"W. 189.139 feet, thence N.47°34'58"W. 177.675 feet, thence N.12°10'00"W. 315.00 feet, thence N.06°22'49"E. 775.067 feet, thence N.2°31'24"W. 100.439 feet, thence N.37°19'54":W. 26.109 feet, thence S.82°22'32"W. 117.142 feet, thence S.19°20'13"W. 150.132 feet, thence N.62°15'10"W. 825.741 feet, thence N.74°58'00"W. 48.130 feet, thence N.80°09'00"W. 48.24 feet, thence N.83°04'00"W. 220.130 feet, thence N.79°35'00"W. 53.42 feet, thence S.37°47'44"E. 294.949 feet, thence S.64°13'48"E. 889.277 feet, thence S.16°46'27"E. 130.505 feet, thence S.46°19'33"W. 75.365 feet, thence S.87°27'24"W. 70.175 feet, thence N.64°13'48"W. 1050.497 feet, thence N.27°24'52"W. 856.890 feet, thence N.11°16'40"W. 80.117 feet, thence N.40°19'25"E. 90.216 feet, thence N.51°55'28"E. 315.475 feet, thence N.82°32'40"E. 775.124 feet, thence S.09°16'37"E. 56.793 feet, thence S.71°12'23"W. 766.681 feet, thence S.54°34'08"W. 183.860 feet, thence S.18°06'37"E. 77.420 feet, thence S.89°33'54"E. 631.717 feet, thence N.75°49'46"E. 152.193 feet, thence N.36°52'45"E. 337.062 feet, thence N.12°49'17"W. 132.630 feet, thence N.45°14'02"W. 85.025 feet, thence N.09°16'37"W. 68.682 feet, thence N.15°26'33"E. 365.145 feet, thence N.10°00'E. 340.00 feet, thence N.05°45'E. 360.00 feet to the South East Corner of Lot 15, Block 2, Tiara Rado Subdivision, thence continuing along the Boundary of said Subdivision N.01°40'E. 130.00 feet, thence N.27°33'W. 135.00 feet, thence N.62°41'15"E. 580.34 feet, thence S.68°36'16"E. 117.72 feet, thence S.0°34'W. 155.00 feet, thence S.15°59'15"W. 1025.89 feet, thence S.27°30'W. 425.00 feet, thence S.24°30'E. 500.00 feet, thence S.13°01'E. 318.07 feet to the South East Corner of Lot 2, Block 4 of said Subdivision, thence S.90°00'E. 330.00 feet, thence S.00°11'E. 167.9 to Point of Beginning. Containing 98.408 acres.

By:



James Patty, L.S. No. 9960

Recorded at.....o'clock.....M.,.....

*Liana Rado*

Reception No..... Recorder.

KNOW ALL MEN BY THESE PRESENTS: That CEW Development, Inc., a Colorado corporation of the County of Mesa, in the State of Colorado, of the first part, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration ----- Dollars, to them in hand paid, at or before the ensembling or delivery of these presents by the City of Grand Junction of the County of Mesa, in the State of Colorado, of the second part, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does grant and convey unto the said party of the second part, its executors, administrators, successors or assigns, the following property, goods and chattels, to wit:

See Schedule "A" attached.

located at 2063 S. Broadway, Grand Junction, Colorado

TO HAVE AND TO HOLD the same, unto the said party of the second part, its executors, administrators, successors or assigns, forever. And the said party of the first part, for it self, its heirs/ executors, administrators, successors or assigns, covenant.s and agrees to and with the said party of the second part, its executors, administrators, successors or assigns, to WARRANT AND DEFEND the sale of said property, goods and chattels, hereby made unto the said party of the second part, its executors, administrators, successors or assigns, against all and every person or persons whomsoever.

IN WITNESS WHEREOF, The party of the first part has hereunto set hand and seal, this day of January, 1975.

Signed, sealed and delivered in the presence of

CEW Development, Inc. [SEAL]

ATTEST:

By: *[Signature]* [SEAL]  
President

*Clarence E. Wood*  
Assistant Secretary

[SEAL]

[SEAL]

SCHEDULE A

- 1 Kongshilde Seeder Type C-B350 #NR356680286
- 1 Ford 3000 Tractor, dual rear tires #C268909 with engine #9M01B
- 1 8 ft. Tamper
- 1 50 Gal. portable sprayer w/ 20 hoses #56871, attaches to Ford tractor
- 1 Roseman 8 gang mower
- 1 Jacobsen F10 Turf Tractor #9507 with 7 gang mowers
- 1 Ford Flail mower 907 - #4563 attaches to Ford tractor
- 1 flat bed trailer 3 X 5, one axle
- 1 Ford disc 6 ft.
- 10 Cushman Golf Carts:
  - TR1 #310689
  - TR2 #310836
  - TR3 #310824
  - TR4 #310252
  - TR5 #311610
  - TR6 #311599
  - TR7 #310816
  - TR8 #311594
  - TR9 #310266
  - TR10 310563
- 1 Hahn mower #4118288
- 6 Hahn reels:
  - #0898036
  - #0897355
  - #0897360
  - #0969467
  - #0969946
  - #0969469
- 1 National Wisconsin cutter #5068771
- 2 Maintenance vehicles "Red Riders" Gas operated #4233341, #4259186
- 1 Red 5 H.P. Rotary Mower Rood 400 Model
- 1 Ortho lawn spreader
- 4 sprinkler heads - 885
- 1 Electric "Kleat Kleaner" #6K150 Model K5550XBEM 805
- 3 Grass catchers for Hahn mower
- 1 Sod cutter
- 23 Lockers, metal
- 1 20" Window fan #141802
- 1 Welder
- 1 Smith 1½ H.P. Electric Motor w/ Impellor 1"
- 1 4 H.P. Briggs & Stratton # w/ Impellor 1"
- 1 8 H.P. Briggs & Stratton #149335 w/ Impellor 1"
- 10 Battery Charges - Lester Matic
  - #603715
  - #604690
  - #604135
  - #604143
  - #603712
  - #519487
  - #603716
  - #603717
  - #604171
  - #604150
- 1 Battery Tester #8553
- 19 20' Sections PVC Pipe 2½"
- 1 Scraper Blade 5 ft. (shed)
- 2 Tractor tires w/ mounts
- 1 Battery charger light duty
- 1 Vise
- 2 7 X 14.5 tires w/ mounts
- Approx. 200' plastic pipe ½" diameter
- 12 sprinkler heads 8282
- Approx. 300' 1" rubber hose
- Approx. 50 sprinkler heads
- Misc. lawn and garden equipment
- 1 work bench
- 2 red benches
- 1 aluminum chair (lawn) green & yellow fabric
- 2 gas cans - 2½ gallon
- 1 red garden hose - 100 ft.
- 3 Reliance pumps in pump house
- Ser.# and electrical boses, etc.
- 1 table
- Misc. steel cable
- 1 orange cultivator
- 1 3-point hitch rototiller
- 1 hand mower, push
- 1 PA & Alarm system

6 picnic tables  
2 red benches  
1 4 cushion couch  
3 easy chairs  
1 3 cushion couch  
1 stool  
1 Arctic Boy cooler - beer  
1 4 bottom plow  
15 storm windows 3' X 5'  
6 storm windows 3' X 3'  
1 NCR Cash Register 32-8908945  
1 Victor Cash Register 2875-017..  
  
1 Flat bed trailer 10'X 12' with one axle  
1 Kohler engine, Model K-301-S, 12 h.p. #305160  
1 chain saw, Poulen, 10" #25270188  
1 aluminum ladder 16 ft. extension  
1 Propane tank burner (weed burner)  
1 Ford 4000 Tractor with front end loader  
1 Norge refrigerator  
1 Pepsi soft drink dispenser  
1 hamburger grill  
1 steam preparation table  
1 trailer equiped with Wisconsin engine  
1 miscellaneous wrenches and other hand tools

This Bill of Sale includes a total of 75 entries.