

CFB054TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF PROPERTY OWNER OR GRANTOR: COMMERCIAL FEDERAL  
BANK, A FEDERAL SAVINGS BANK

PURPOSE: PURCHASE OF PROPERTY FOR PARKING  
GARAGE

ADDRESS: 130 N 4<sup>TH</sup> STREET AND 411 ROOD AVENUE

PARCEL NO: 2945-143-16-019  
2945-143-16-021

CITY DEPARTMENT: DOWNTOWN DEVELOPMENT AUTHORITY

YEAR: 2005

EXPIRATION: NONE

DESTRUCTION: NONE

2245350 BK 3863 PG 96  
03/28/2005 02:11 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00  
DocFee \$78.50

**SPECIAL WARRANTY DEED**

**THIS DEED**, dated **March 17, 2005**  
between **COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK,**  
**SUCCESSOR BY MERGER TO FIRST FEDERAL BANK OF COLORADO,**  
**WHICH ACQUIRED TITLE AS FIRST FEDERAL SAVINGS BANK OF COLORADO**  
**A FEDERALLY CHARTERED STOCK SAVINGS BANK**  
of the \_\_\_\_\_ County of \_\_\_\_\_ and State of \_\_\_\_\_  
**NEBRASKA**, grantor(s), and  
**THE GRAND JUNCTION DOWNTOWN DEVELOPMENT AUTHORITY**

78-50

whose legal address is **248 SOUTH 4TH STREET**  
**GRAND JUNCTION, COLORADO 81501**

of the \_\_\_\_\_ County of **MESA** and State of **COLORADO**, grantee(s):

**WITNESS**, that the grantor(s), for and in consideration of the sum of **SEVEN HUNDRED EIGHTY-FIVE THOUSAND AND NO/100-----(\$785,000.00) -----** DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents do **ES** grant, bargain, sell, convey and confirm unto the grantee(s), **their** heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the **said** County of **Mesa** and State of Colorado, described as follows:

**PARCEL I:**  
The East 11.7 feet of Lot 6, all of Lot 7 and all of Lot 8, except the Easterly 10 feet of said Lot 8, in Block 103 in the CITY OF GRAND JUNCTION, Mesa County, Colorado.

**PARCEL II:**  
Lots 1 to 6, inclusive, in Block 103 in the CITY OF GRAND JUNCTION, Except the East 11.7 feet of said Lot 6, Mesa County, Colorado.

68821

\*reference to recorded documents as reflected in the title documents accepted by grantee; those specifically described rights of third parties not shown by the public records of which grantee has actual knowledge and which were accepted by grantee; the lease back to Grantor.

also known by street and number as: **130 N. 4th Street and 411 Rood Avenue, Grand Junction,**  
assessor's schedule or parcel number: **2945-143-16-019 & 021** CO 81501

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; and subject to: **Those specific exceptions described by \***

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee(s),

**Their** heirs and assigns forever. The grantor(s), for **them selves**, **their** heirs, personal representatives, successors and assigns, **does** covenant and agree that **they** shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), **their** heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

**IN WITNESS WHEREOF**, the grantor(s) has executed this deed on the date set forth above.

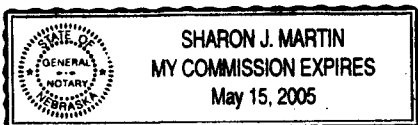
**COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK**

*[Signature]*

**BY: TOM PERKINS, AS SENIOR VICE PRESIDENT**

STATE OF ~~COLORADO~~ **NEBRASKA** }  
County of **Douglas** } ss.

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of **MARCH**, 2005, by **TOM PERKINS, AS SENIOR VICE PRESIDENT OF COMMERCIAL FEDERAL BANK, A FEDERAL SAVINGS BANK.**



Witness my hand and official seal.  
My commission expires: **5/15/05**  
*[Signature]*  
Notary Public

\*Insert "City and" if applicable.

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

