

CFD889TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: C & F FOOD STORE, INC., A
COLORADO CORPORATION, FRANK CHILDS AND KATHLEEN BUSKING

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ROAD RIGHT OF
WAY SOUTHWEST CORNER PITKIN AVENUE AND SOUTH 9TH STREET
LOT 16 BLOCK 151

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

BOOK 1711 PAGE 890

THIS DEED, Made this 30th day of September, 1988,
between C & F Food Stores, Inc.,
a Colorado corporation

a corporation duly organized and existing under and by virtue of the laws of the State
of Colorado, grantor, and

The City of Grand Junction,
a municipal corporation,

whose legal address is 250 North 5th Street,
Grand Junction

of the *County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor, for and in consideration of One Dollar and other good and valuable
consideration *DOLLARS*

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell,
convey, and confirm, unto the grantee(s) its heirs, successors and assigns forever, all the real property, together with improvements, if any,
situate, lying and being in the County of Mesa, State of Colorado,
described as follows:

1496810 DOC EXEMPT 11:59 AM
SEP 30 1988 E.SAWYER,CLK&REC MESA CTY,CO

A tract or parcel of land No. R/W-2 of the State Department of
Highways, Division of Highways, State of Colorado, Project No. M 7439
(001) containing 22.5 square feet, more or less, in the SE 1/4 of
Section 14, Township 1 South, Range 1 West, of the Ute Meridian, in
Mesa County, Colorado, being more particularly described as follows:

Beginning at the northeast corner of Lot 16, Block 151 of the
Original Plat of the City of Grand Junction, Colorado;

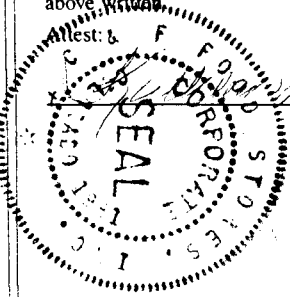
1. Thence West, along the northerly boundary line of said
Lot 16, a distance of 6.4 feet;
2. Thence South 42°12'33" East, a distance of 9.52 feet to
the easterly boundary line of said Lot 16;
3. Thence North, along the easterly boundary line of said
Lot 16, a distance of 7.05 feet to the Point of Beginning.

The above described parcel contains 22.5 square feet, more or less.
~~Also known by street and number as:~~ For road and utilities Right of Way purposes.

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 grantor,
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 grantee(s), its heirs,
successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will **WARRANT AND
FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns,
against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its
President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first
above written.



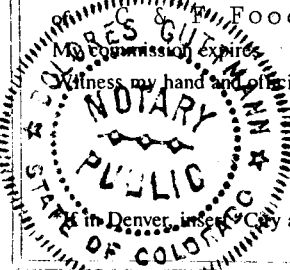
STATE OF COLORADO
County of Mesa

C & F Food Store, Inc.
a Colorado corporation

By Frank Childs
President

} ss.

The foregoing instrument was acknowledged before this 30th day of September, 1988,
by Frank Childs as President
and Kathleen Busking as Secretary
Food Stores, Inc.
a corporation.



My Commission Expires 8/28/92
Witness my hand and official seal.

John G. Pittmann
Notary Public