

CGJ07WDD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	THE CITY OF GRAND JUNCTION
PURPOSE:	WDD SUBDIVISION
ADDRESS:	LOT 1, BLOCK 1 OF WDD SUBDIVISION HOESCH STREET
PARCEL NO:	SEE EXHIBIT C ATTACHED
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

SPECIAL WARRANTY DEED

The CITY OF GRAND JUNCTION, a Colorado home rule municipality, Grantor, whose street address is 250 N. 5th Street, Grand Junction, Colorado 81501 for and in consideration of the sum of ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged and in hand paid, hereby sells, grants and conveys to WDD PROPERTIES, LLLP, a Colorado Limited Liability Limited Partnership, Grantee, whose legal address is 726 N. 7th Street, #1, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property situate in the County of Mesa, State of Colorado, to wit:

All of Lot 1, Block 1 of WDD Subdivision, as recorded in the office of the Mesa County Clerk and Recorder in Book 4212 at Pages 239 through 240 inclusive, Reception No. 2329913 all situated in the Southeast ¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, except for that area within that includes the vacated right-of-way portion of Hoesch Street as noted on the plat for WDD Subdivision as "Public Right of Way Vacation Parcel 3" and in the City of Grand Junction's Ordinance No. 3928 as parcel "C" and corrected with the same reference of "C" in the document recorded in Book 4475 at Pages 619 through 623 inclusive, that the City reserves to itself as a utility easement. The utility easements is for the use of City-approved public utilities as a perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

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 Grantor warrant and shall defend the title to the Grantee and its heirs and assigns against all persons claiming to hold title by, through or under the Grantor.

Executed and delivered this 23rd day of July 2007.

CITY OF GRAND JUNCTION
a Colorado home rule municipality

By: *Laurie Kadrich*
Laurie Kadrich, City Manager

Attest:

By: *Stephanie Tuin*
Stephanie Tuin, City Clerk

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23rd day of July 2007, by Laurie Kadrich as City Manager and attested to by Stephanie Tuin as City Clerk for the City of Grand Junction.

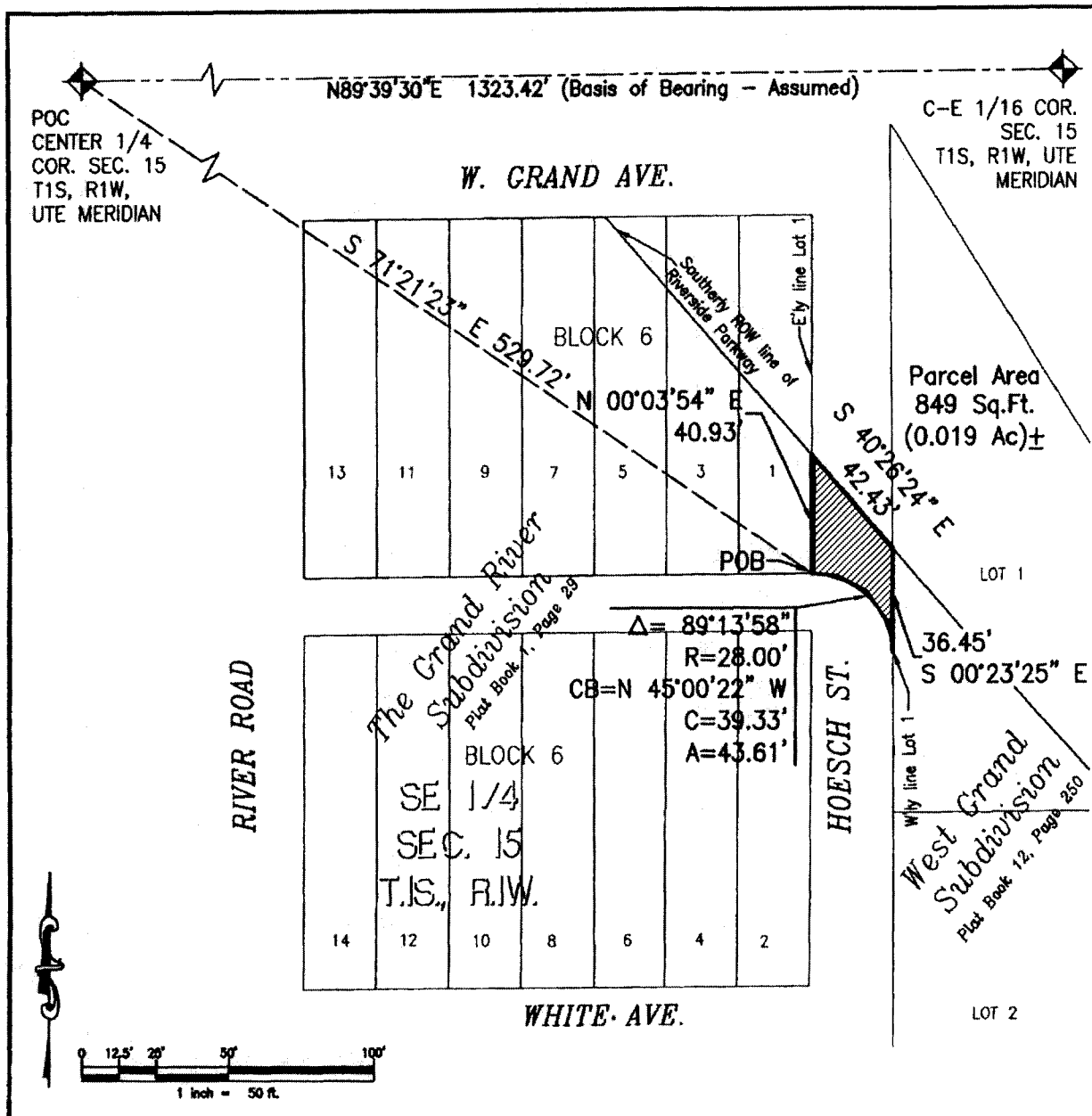
Witness my hand and official seal.

Debra M. Kemp
Notary Public

My commission expires 3/13/09



Exhibit "C"



CARTER & BURGESS PROJECT NO.		071514.406	
CLIENT PROJECT NO.			
REVISION DESCRIPTION			
DRAWN	jak	DATE	3/20/06
SCALE		1"=50'	
Carter & Burgess			
707 Seventeenth St., #2300, Denver, CO 80202			
<small>(303) 555-8810 Fax (303) 555-8818</small>			
THIS MATERIAL AND ANY ASSOCIATED ELECTRONIC DATA WAS PREPARED BY CARTER & BURGESS, INC. FOR THE PROJECT INDICATED. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN CONSENT OF CARTER & BURGESS SHALL BE AT THE SOLE RISK OF THE USER.			

RIGHT OF WAY VACATION SE 1/4 SEC. 15 T1S R1W UTE MERIDIAN		
TITLE: CITY OF GRAND JUNCTION MESA COUNTY, COLORADO		
REVISION:	DRAWING NO.	SHEET NO.
0	RoadVac1.DWG	2 of 2