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06/23/2006 08:46 AM
Janice Ward CLK&REC Mesa County, CO
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WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2 PAGE DOCUMENT

COPY

SPECIAL WARRANTY DEED

The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantor, for and in consideration of the sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00), 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 **Mark W. Cremeens**, Grantee, his successors and assigns forever, the following described tract or parcel of land, to wit:

120 COLUMBINE DR. GRAND JUNCTION CO 81503,

Lot 20, Block 13 of Milldale Subdivision, as same is recorded in Plat Book 2, Page 30, Public Records of Mesa County, Colorado, TOGETHER WITH, all that portion of the South-half (S 1/2) of that certain 20 foot wide alley lying between the Northerly projection of the East and West lines of said Lot 20, said alley being vacated by City of Grand Junction Ordinance No. 3695, recorded in Book 3869, Pages 963 and 964, Public Records of Mesa County, Colorado, said vacated alley being retained by the City as a perpetual Multipurpose Easement.

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 his heirs, successors and assigns forever, the said Grantor hereby covenants that it will warrant and defend the title to said premises unto the said Grantee and unto his heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor.

Executed and delivered this 22nd day of June, 2006.



The City of Grand Junction,
A Colorado Home Rule Municipality

David Varley
David Varley, Interim City Manager

Attest:

Juanita Peterson
~~Stephanie Tuin, City Clerk~~ Juanita Peterson
Deputy City Clerk

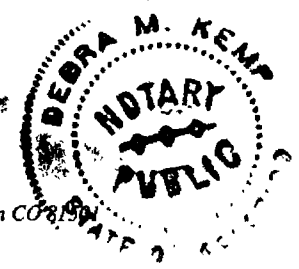
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of June, 2006, by David Varley as Interim City Manager and attested to by ~~Stephanie Tuin~~ Juanita Peterson as City Clerk of the City of Grand Junction, a Colorado Home Rule Municipality. Juanita Peterson Deputy

My commission expires: 3/13/09

Witness my hand and official seal.

Debra M. Kemp
Notary Public



Accepted By:

Mark W. Cremeens
Mark W. Cremeens

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of June, 2006, by Mark W. Cremeens.

My commission expires: 3.3.00

Witness my hand and official seal.

