

CUN965ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: FRED CUNNINGHAM AND CLORIE
CUNNINGHAM

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1236 SOUTH
5TH STREET LOT 5 BLOCK 2 OF SOUTH FIFTH STREET SUBDIVISION
2945-232-03-012

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

BOOK 2279 PAGE 66

Grantor(s), **FRED CUNNINGHAM AND CLORIE CUNNINGHAM**

1777679 0411PM 11/13/96
MONIKA TODD CLK® MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

whose address is **2366 H ROAD, GRAND JUNCTION, CO 81505**

*County of **MESA**, State of

COLORADO, for the consideration of

FORTY FIVE THOUSAND AND NO/100 dollars, in hand paid, hereby sell(s)

and convey(s) to **CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY**

whose legal address is **250 NORTH 5TH STREET, GRAND JUNCTION, CO 81501**

County of **MESA**, and State of **COLORADO**

the following real property in the _____ County of **MESA**, and State of

Colorado, to wit:

Lot 5 in Block 2 of
South Fifth Street Subdivision,
City of Grand Junction,
Mesa County, Colorado.
TAX SCHEDULE #2945-232-03-012

also known by street and number as **1236 SOUTH 5TH STREET, GRAND JUNCTION, CO 81501**

with all its appurtenances, and warrant(s) the title to the same, subject to easement(s) for Public Service Company of Colorado Utility Easement across herein described property as evidenced by instrument recorded May 8, 1996 in Book 2230 at Page 599; 1996 taxes due and payable in 1997 and all subsequent taxes and assessments.

Signed this 8th day of November, 1996

Fred Cunningham

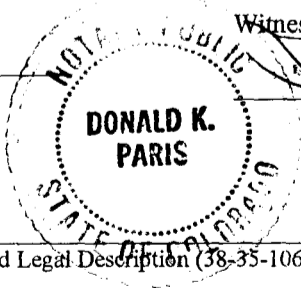
FRED CUNNINGHAM
Clorie Cunningham

CLORIE CUNNINGHAM

STATE OF COLORADO,
County of MESA SS.

The foregoing instrument was acknowledged before me this 8th day of November, 1996, by FRED CUNNINGHAM AND CLORIE CUNNINGHAM

My Commission expires 08/24/97



Witness my hand and official seal
Donald K. Paris

Notary Public - DONALD K. PARIS

*If in Denver, insert "City and."

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

769-160

POLICY NO. 06 010 106 794
ORDER FILE NO. 96-9-162

SCHEDULE A

AMOUNT
\$45,000.00

DATE OF POLICY
November 13, 1996 at 4:11 p.m.

NAME OF INSURED

CITY OF GRAND JUNCTION,
A COLORADO HOME RULE MUNICIPALITY

1. The estate or interest in the land described herein and which is covered by this policy is:

IN FEE SIMPLE

2. The estate or interest referred to herein is at Date of Policy vested in:

THE INSURED

3. The land referred to in this Policy is described as follows:

Lot 5 in Block 2 of
South Fifth Street Subdivision,
City of Grand Junction,
Mesa County, Colorado.

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