

FUR78NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: FURRS CAFETERIAS, INC. A  
CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE  
OF THE LAWS OF THE STATE OF TEXAS BY:CLIFFORD H. ANDREWS  
(PRESIDENT) AND C. WAYNE SMITH (SECRETARY)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTH AVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1978

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

STATE DOCUMENTARY FEE

DATE FEB 24 '78

STATE OF COLORADO X

COUNTY OF MESA X

DEED

\$ Exempt

THIS DEED, made this 8th day of February, 1978, between FURR'S CAFETERIAS, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Texas, party of the first part, and the City of Grand Junction, Colorado, P. O. Box 897, Grand Junction, Colorado 81501, party of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

A parcel of land located in the NW/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

Commencing at the Northwest corner of said Section 18 and considering the North line of said NW/4 of bear South 89° 54' 00" East with all other bearings contained herein relative thereto;  
THENCE South 89° 54' 00" East along the North line of said NW/4 884.00 feet,  
THENCE South 00° 00' 00" West 40.00 feet to the South right of way line of "E" Road and the True Point of Beginning,  
THENCE South 89° 54' 00" East along said South right of way line of "E" Road 150.00 feet,  
THENCE South 00° 00' 00" West a distance of 10.00 feet,  
THENCE North 89° 54' 00" West a distance of 150.00 feet,  
THENCE North 00° 00' 00" East a distance of 10.00 feet to the True Point of Beginning,  
MESA COUNTY, COLORADO.

TOGETHER, with all and singular the hereditaments and appurtenances thereunto 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 said party of the first part, 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 said party of the second part, its successors and assigns forever. And the said FURR'S CAFETERIAS, INC., a Texas corporation, party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except for easements, rights of way of record, general taxes for the year 1977, payable in 1978, and all subsequent years taxes and assessments; and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath 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.

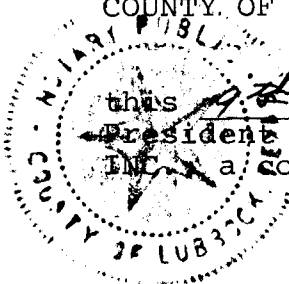


FURR'S CAFETERIAS, INC.

BY Clifford H. Andrews  
Clifford H. Andrews, President

C. Wayne Smith  
C. Wayne Smith, Secretary

STATE OF TEXAS        X  
COUNTY OF LUBBOCK   X



The foregoing instrument was acknowledged before me this 27 day of February, 1978, by CLIFFORD H. ANDREWS, as President and C. WAYNE SMITH, as Secretary of FURR'S CAFETERIAS, INC., a corporation.

My notarial commission expires 7-31-1978.

Witness my hand and official seal.

Clayton Crockett  
Notary Public in and for  
Lubbock County, Texas.

STATE OF COLORADO, COUNTY OF MESA APR 28 1978  
 RECORDED AT 1:10 P.M. O'CLOCK  
 RECEPTION NO. 1159121 EARL SAWYER, CLERK

STATE OF COLORADO X  
 COUNTY OF MESA X

STATE DOCUMENTARY FEE

DATE APR 28 '78

CORRECTION DEED

~~\$~~ no fee

THIS DEED, made this 5th day of April, 1978 between FURR'S CAFETERIAS, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Texas, party of the first part, and the City of Grand Junction, Colorado, P. O. Box 897, Grand Junction, Colorado 81501, party of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

A parcel of land located in the NW/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, being more particularly described as follows:

Commencing at the Northwest corner of said Section 18 and considering the North line of said NW/4 of bear South 89° 54' 00" East with all other bearings contained herein relative thereto;  
 THENCE South 89° 54' 00" East along the North line of said NW/4 884.0 feet,  
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 THENCE North 89° 54' 00" West a distance of 150.00 feet,  
 THENCE North 00° 00' 00" East a distance of 10.00 feet to the True Point of Beginning,  
 MESA COUNTY, COLORADO.

TOGETHER, with all and singular the hereditaments and appurtenances thereunto 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 said party of the first part, 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 said party of the second part, its successors and assigns forever. And the said FURR'S CAFETERIAS, INC., a Texas Corporation, party of the

first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, except for easements, rights of way of record, general taxes for the year 1977, payable in 1978, and all subsequent years taxes and assessments; and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath 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.

For road and utility right of way purposes. This deed to correct deed recorded Book 1138, Page 961.

ATTEST:

FURR'S CAFETERIAS, INC.

C. Wayne Smith  
C. Wayne Smith, Secretary

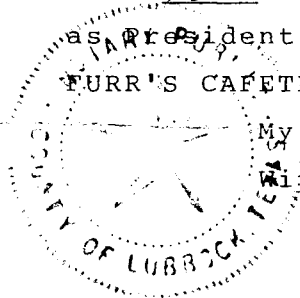
BY Clifford H. Andrews  
Clifford H. Andrews, President

STATE OF TEXAS     X  
COUNTY OF LUBBOCK X

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day April, 1978 by Clifford H. Andrews as President and C. Wayne Smith as Secretary of FURR'S CAFETERIAS, INC., a corporation.

My notarial commission expires 7-31-78.

Witness my hand and official seal.



Clara Crockett  
Notary Public