

GAR07DER

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	GARDEN GROVE, LLC.
PURPOSE:	REAL PROPERTY TRANSFER
ADDRESS:	TRACT A, DERE'S SIMPLE SUBDIVISION
PARCEL NO:	N/A
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

RECEPTION #: 2403721, BK 4521 PG 975 09/25/2007 at
04:43:17 PM, 1 OF 1, R \$5.00 S \$1.00 EXEMPT Doc
Code: WD
Janice Rich, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED

This Warranty Deed made this 24th day of September, 2007 by and between **Garden Grove, LLC, a Colorado limited liability company, Grantor** for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A certain parcel of land located in the Northwest Quarter (NW ¼) of Section 7, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado, described as follows:

Tract A, Dere's Simple Subdivision
as recorded in Plat Book 19 , Page 112, public records of the Mesa County Clerk and Recorder's Office, Mesa County, Colorado

Said parcel contains 1.55 acres, more or less.

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 said Grantor hereby covenants that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 24th day of SEPTEMBER, 2007.

Garden Grove, LLC
a Colorado limited liability company

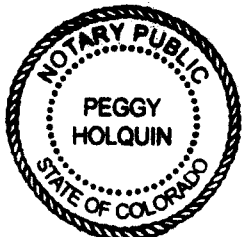
By: Ray S. Rickard
Ray S. Rickard, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 24th day of September 2007, by Ray S. Rickard, Manager for Garden Grove, LLC, a Colorado limited liability company.

My commission expires: 3.3.2009.

Witness my hand and official seal.



Peggy Holquin
Notary Public

My Commission Expires 03/03/2009