

GIR05D5R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	VICTOR J. GIRARDI, JR. AND LUCINDA L. GIRARDI
PURPOSE:	FUTURE SCHOOL SITE
ADDRESS:	2927 D ½ ROAD 2927 ½ D ½ ROAD
PARCEL NO:	2943-173-00-189 2943-173-00-190
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2255461 BK 3903 PG 684-685  
05/24/2005 12:42 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

Victor J. Girardi, Jr. and Lucinda L. Girardi, Grantors, for and in consideration of the sum of Eight Hundred Ninety Thousand and /100 Dollars (\$890,000.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

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 Grantors hereby covenanting that they 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 20<sup>th</sup> day of May, 2005.

[Signature]  
Victor J. Girardi, Jr.

[Signature]  
Lucinda L. Girardi

State of Colorado )  
                                  )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2005, by Victor J. Girardi, Jr. and Lucinda L. Girardi.

My commission expires: 4/13/07

Witness my hand and official seal.



[Signature]  
Notary Public

**EXHIBIT "A"**

**Legal Description**

**Parcel No. 1:** Beginning at a point 181 feet West of the Northeast Corner of the W  $\frac{1}{4}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian; thence South 360 feet; thence East 181 feet; thence South to the South line of the right of way of the Grand Valley Canal; thence Southeasterly along said right of way to a point 135 feet North of the Southeast Corner of the NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of said Section 17; thence South 135 feet; thence West 1320 feet; thence North 1320 feet; thence East to the point of beginning. AND commencing at a point 130 feet West of the Northeast Corner of the W  $\frac{1}{4}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian; thence South 170 feet to the point of beginning; thence West 51 feet; thence South 190 feet; thence East 51 feet; thence North 190 feet more or less to the point of beginning. TOGETHER WITH easement as stated in instrument recorded December 10, 1975, in Book 1053 at Page 950. AND TOGETHER WITH easement as stated in instrument recorded December 26, 1980, in Book 1291 at Page 3.

Known by street and number as 2927 D  $\frac{1}{2}$  Road and identified by Mesa County Tax Schedule Number 2943-173-00-189.

AND ALSO

**Parcel No. 2:** Beginning 130 feet West of the Northeast Corner, W  $\frac{1}{4}$  NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  of Section 17, Township 1 South, Range 1 East of the Ute Meridian; thence West 51 feet; thence South 170 feet; thence East 51 feet; thence North to the Point of Beginning.

Known by street and number as 2927  $\frac{1}{2}$  D  $\frac{1}{2}$  Road and identified by Mesa County Tax Schedule Number 2943-173-00-190.

Together with Nineteen (19) Shares of Capital Stock in the Grand Valley Irrigation Company  
AND ALSO

Together with two (2) Shares of Stock in the Tilton Lateral.

All in the County of Mesa, State of Colorado.

**END OF EXHIBIT "A"**

