

GVN927TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GRAND VALLEY NATIONAL BANK, JOHN
W. FREDERICK AND R. BRUCE SKALICKY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ALLEY AND
UTILITIES RIGHT OF WAY 925 NORTH 7TH STREET LOTS 14 AND 15
IN BLOCK 17 LOT 13 IN BLOCK 17

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1992

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 25th day of November, 1992,
between Grand Valley National Bank

an association duly organized and existing under and by virtue of the laws of the United States of America, grantor, and The City of Grand Junction, a Municipal Corporation

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MONIKA TODD CLK&REC MESA COUNTY CO
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whose legal address is 250 North 5th Street, Grand Junction 81501

of the _____ *County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor, for and in consideration of the sum of _____
Ten----- DOLLARS

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the grantee(s) its heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the _____ County of Mesa, State of Colorado, described as follows:

The west 8.5 feet of Lots 14, and 15 in Block 17 of The City of Grand Junction, Mesa County, Colorado, and a portion of Lot 13 in Block 17 of the City of Grand Junction, Mesa County, Colorado, described as follows: Beginning at a point 8.5 feet east of the southwest corner of Lot 13, thence west 8.5 feet along the lot line, thence north 10 feet along the lot line, thence proceeding approximately southeasterly to the point of origin and thus encompassing a triangular area containing 42.5 square feet.
All subject to any easements of record.

~~also known by street and number as:~~ For public alley and utilities right-of-way purposes.

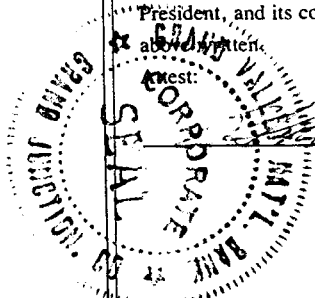
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either 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 grantee(s), its heirs, successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has 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



_____ Secretary

GRAND VALLEY NATIONAL BANK

By _____ President

STATE OF COLORADO

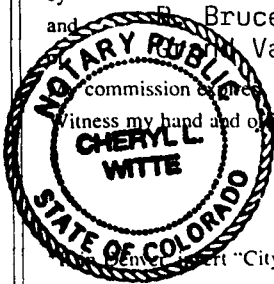
County of Mesa

} ss.

The foregoing instrument was acknowledged before this 25th day of November, 1992,
by John W. Frederick as President
and Bruce Skalicky as Secretary

Grand Valley National Bank, a national banking association

X X Corporation X



commission expires June 1, 1996
Witness my hand and official seal.

_____ Cheryl L. Witte
Notary Public