

HIL08DRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	HILL AND DAVIDSON, LLC.
PURPOSE:	HOUGHTON ANNEXATION AND SIMPLE SUBDIVISION
ADDRESS:	2964 D ROAD
PARCEL NO:	2943-174-00-183
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

SPECIAL WARRANTY DEED

no actual consideration

Hill & Davidson, LLC, a Colorado limited liability company (**Grantor**), whose legal address is 1204 North 7th Street, Grand Junction, Colorado 81501, for good and valuable consideration, hereby sells and conveys to the **City of Grand Junction**, a Colorado home rule city (**Grantee**), whose address is 250 North 5th Street, Grand Junction, Colorado 81501, the following real property in the County of **Mesa**, State of **Colorado**:

Tract A of Houghton Subdivision
Mesa County, Colorado

with all its appurtenances, and warrants the title against all persons claiming under Grantor, subject to: right of way for the Mesa County Ditch, evidenced by Notice of Right of Way recorded January 17, 2001 in Book 2792 at Page 421; Boundary Agreement recorded December 21, 2007 in Book 4575 at Page 340; and Plat for Houghton Subdivision, Mesa County, Colorado.

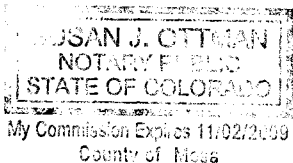
DATED the 17th day of December, 2008.

HILL & DAVIDSON, LLC,
a Colorado limited liability company

By: *Ben D. Hill*
Ben D. Hill, Manager

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19th day of December, 2008, by Ben D. Hill, Manager of Hill & Davidson, LLC, a Colorado limited liability company.
Witness my hand and official seal.
My commission expires: _____



[Signature]
Notary Public