

HNT93RGS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ERNEST C. HUNT & MARILYN J.  
HUNT AND DONALD D. HUNT & JANET HUNT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 372 RIDGES  
BOULEVARD, LOT 1 OF THE RIDGES MINOR SUBDIVISION, RIDGES  
METRO DISTRICT OFFICE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 15th day of October, 1993, between THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, Grantor, and ERNEST C. HUNT & MARILYN J. HUNT, Husband and Wife as Joint Tenants as to an undivided 50% Interest, and DONALD D. HUNT and JANET HUNT, Husband and Wife as to an undivided 50% Interest, Grantees, whose legal address is 801 Grand Avenue, Grand Junction, Colorado 81501:

WITNESSETH, That the Grantor, for and in consideration of the sum of Seventy Eight Thousand Seven Hundred and 00/100 (\$78,700.00) 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 Grantees, their 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:

Lot 1 of The Ridges Minor Subdivision as recorded in Plat Book 14 at Page 160 in the office of the Mesa County Clerk and Recorder,

also known as 372 Ridges Boulevard.

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 Grantees, their 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 Grantees, their 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 name to be hereunto subscribed by its City Manager, and its seal to be hereunto affixed, attested by its City Clerk, the day and year first above written.



test:

Stephanie Nye  
City Clerk

Mark K. Achen  
City Manager

STATE OF COLORADO )  
  )ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 13 day of October, 1993, by Mark K. Achen as City Manager and by Stephanie Nye as City Clerk of the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.  
My commission expires June 13, 1995

Theresa J. Martinez  
Notary Public

To: Stephanie Nye  
From: Tim Woodmansee  
Subject: Ridges Office Building  
Date: 10/12/93 Time: 3:36p

You should soon receive a Special Warranty Deed signed by Mark Achen that conveys the Ridges Metro District office building to Ernest Hunt, Marilyn Hunt, Donald Hunt and Janet Hunt. This is a cash-and-carry transaction (like the Crossroads Park Site) to close on October 15 upon receiving the sum of \$70,830.00 in certified funds.

The Hunts may wish to close sooner than October 15, which is fine if they have the funds. Steve Love with the Bank of Colorado will probably be the person who brings in the money, and he should leave with the deed and a certified copy of the minutes of the September 15 Council meeting.

I will be out of town on the 15th, so please let me know if you have any questions. Thanks.