

IDI73MGS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: INDUSTRIAL DEVELOPMENTS, INC., A COLORADO CORPORATION, BY M.A. CORNELISON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTHWEST CORNER OF BLOCK A, MESA GARDENS SUBDIVISION, EAST ALONG SOUTH RIGHT-OF-WAY OF OURAY AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1973

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RECORDER'S STAMP

State Documentary Fee
Date AUG 8 1973
\$ Nil

THIS DEED, Made this 7th day of August
in the year of our Lord, one thousand nine hundred and seventy-three
between INDUSTRIAL DEVELOPMENTS, INC., a
Colorado Corporation
a corporation duly organized and existing under and by virtue of the laws
of the State of Colorado of the first part, and
THE CITY OF GRAND JUNCTION, a municipal
corporation
a corporation duly organized and existing under and by virtue of the laws
of the State of Colorado of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of
-----TEN----- DOLLARS
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby
confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain,
sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following
described or parcel of land, situate, lying and being in the County of Mesa
and State of Colorado, to-wit:

Beginning at the NW Corner of Block A.
Mesa Gardens Sub thence easterly along
the So. R.O.W. of Ouray Ave. 25' thence
southerly 112.5 feet parallel to the
west property line of said Block A,
thence westerly 25 feet to said west
property line parallel to the So. R.O.W.
of Ouray Ave. thence northerly 112.5
feet more or less along the west property
line of said Block A to P.O.B.

TOGETHER, with all and singular the hereditaments and appurtenances thereunto 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 said party of the first part, 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
said party of the second part, its successors and assigns forever. And the said

party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the
said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these pres-
ents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of
inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and
convey the same in manner and form aforesaid, and that the same are free and clear from all former and other
grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its suc-
cessors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part
thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto sub-
scribed by its president, and its corporate seal to be hereunto affixed, attested by its
secretary, the day and year first above written.



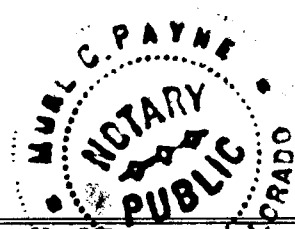
INDUSTRIAL DEVELOPMENTS, INC.

By Dale J. Hollingsworth
Secretary
County of Mesa } ss.

By M.A. Cornelison
President

The foregoing instrument was acknowledged before me this 7th day of August
M. A. Cornelison as President and
Dale J. Hollingsworth as Secretary of

Industrial Developments, Inc., a Colorado corporation.
My notarial commission expires June 28, 1975
Witness my hand and official seal.



Muel C. Payne
Notary Public.

Industrial Developments