

LON93245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: LEONARD LONG, ROBERT LONG,
CARL L. LONG, RICHARD H. LONG, RUTH L. SMYTH, BETTY L.
CASTER AND VERA PYSHER BY: LEONARD LONG, INDIVIDUALLY, AND
AS ATTORNEY-IN-FACT FOR ROBERT LONG, CARL L. LONG, RICHARD,
H. LONG, RUTH L. SMYTH, BETTY L. CASTER, AND VERA PYSHER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 727 - 24 1/2
ROAD LOTS 27, 33, 34, AND THAT PART OF LOT 28 LYING EAST OF
THE WASH WHICH CUTS SAID LOT 28, ALL IN POMONA PARK, RIGHT
OF WAY

CITY DEPARTMENT: PARKS AND RECREATION

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Grantor(s),

LEONARD LONG, ROBERT LONG, CARL L. LONG, RICHARD H. LONG,
RUTH L. SMYTH, BETTY L. CASTER AND VERA PYSHER

BOOK 2032 PAGE 636

1664019 03:19 PM 12/10/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

whose address is c/o Leonard Long, 726 - 24 Road, Grand

Junction, 81505 *County of Mesa, State of

Colorado, for the consideration of
TWO HUNDRED SEVEN THOUSAND AND NO/100 (\$207,000.00)-----
----- dollars, in hand paid, hereby sell(s)

and convey(s) to THE CITY OF GRAND JUNCTION, A MUNICIPAL CORPORATION,

whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501

County of Mesa, and State of Colorado

the following real property in the County of Mesa, and State of

Colorado, to wit:

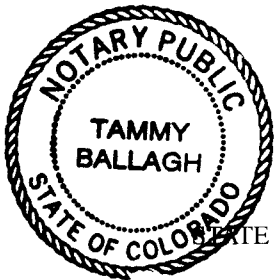
Lots 27, 33, 34 and that part of Lot 28 lying East of the Wash which cuts said
Lot 28, all in Pomona Park, EXCEPT that part conveyed to Colorado Department of
Highways by instrument recorded December 26, 1963 in Book 861 at Page 284,
Mesa County, Colorado

Together with any and all water, water rights, ditches and ditch rights-of-way
thereunto appertaining and/or used in connection therewith

also known by street and number as 727 - 24½ Road, Grand Junction, Colorado 81505

with all its appurtenances, and warrant(s) the title to the same, subject to: Please See Attached Exhibit A.

Signed this 8th day of December, 19 93



Leonard Long
Leonard Long, Individually, and as
Attorney-in-Fact for Robert Long, Carl L.
Long, Richard H. Long, Ruth L. Smyth,
Betty L. Caster and Vera Pysher

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 8th day of December, 19 93,
by Leonard Long, Individually, and as Attorney-in-Fact for Robert Long, Carl L.
Long, Richard H. Long, Ruth L. Smyth, Betty L. Caster and Vera Pysher.
My commission expires February 2, 1994. Witness my hand and official seal.

Tammy Ballagh
Notary Public

*If in Denver, insert "City and".

Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)

93-9-220



EXHIBIT "A"

Reservation, as set forth in United States Patent recorded September 9, 1890 in Book 11 at Page 50 as follows: "Herein described property subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises."

Undivided 1/2 interest in oil, gas and other minerals, as reserved by Helen L. Pifer, George Leo Cocoran, William W. Cocoran and Margaret Alice Cocoran in instrument recorded March 17, 1958 in Book 728 at Page 448 and any and all assignments thereof or interests therein.

Easement(s) for irrigation ditch across herein described property as evidenced by instrument recorded December 26, 1963 in Book 861 at Page 287.

Easement and/or Right of Way granted to Grand Junction and Grand River Railway Company across herein described property as set forth by instrument recorded April 4, 1910 in Book 125 at Page 111.

Each and every right or rights of access to and from any part of the right of way, for Interstate 70, from and to any part of the subject property abutting upon said highway, along or across the herein described property, as granted to The Department of Highways, State of Colorado, by the Deed from Raymond Long recorded December 26, 1963 in Book 861 at Page 284.

Taxes for the year 1993 a lien, but not yet due or payable.

POLICY NO. 06 010 60 2081
ORDER FILE NO. 93-9-220

SCHEDULE A

AMOUNT
\$207,000.00

DATE OF POLICY
December 10, 1993 at 3:19 p.m.

NAME OF INSURED

THE CITY OF GRAND JUNCTION,
A MUNICIPAL CORPORATION

1. The estate or interest in the land described herein and which is covered by this policy is:

IN FEE SIMPLE

2. The estate or interest referred to herein is at Date of Policy vested in:

THE INSURED

3. The land referred to in this Policy is described as follows:

Lots 27, 33, 34 and that part of Lot 28 lying East
of the Wash which cuts said Lot 28, all in Pomona Park,
EXCEPT that part conveyed to Colorado Department of Highways
by instrument recorded December 26, 1963 in Book 861 at Page 284,
Mesa County, Colorado.

CONTINUED NEXT PAGE

SCHEDULE B

This Policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter, furnished, imposed by law and not shown by the public records.
5. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.
6. Reservation, as set forth in United States Patent recorded September 9, 1890 in Book 11 at Page 50 as follows: "Herein described property subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises."
7. Undivided 1/2 interest in oil, gas and other minerals, as reserved by Helen L. Pifer, George Leo Cocoran, William W. Cocoran and Margaret Alice Cocoran in instrument recorded March 17, 1958 in Book 728 at Page 448 and any and all assignments thereof or interests therein.
8. Easement(s) for irrigation ditch across herein described property as evidenced by instrument recorded December 26, 1963 in Book 861 at Page 287.
9. Easement and/or Right of Way granted to Grand Junction and Grand River Railway Company across herein described property as set forth by instrument recorded April 4, 1910 in Book 125 at Page 111.
10. Each and every right or rights of access to and from any part of the right of way, for Interstate 70, from and to any part of the subject property abutting upon said highway, along or across the herein described property, as granted to The Department of Highways, State of Colorado, by the Deed from Raymond Long recorded December 26, 1963 in Book 861 at Page 284.
11. Rights of tenants under existing leases and tenancies.
12. Taxes for the year 1993 a lien, but not yet due or payable.

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(4-6-90)

06 0010 60 2081

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

ISSUED BY:

WESTERN COLORADO TITLE COMPANY
521 Rood Avenue
P. O. Box 178
Grand Junction, Colorado 81501
(303) 243-3070
Metro (303) 623-3232

CHICAGO TITLE INSURANCE COMPANY
By:

Richard L. Pella
President

Countersigned

By:

Hanna M. Jackson
Validating Signatory
KS



By:

Thomas J. Adams
Secretary