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

Lorado O HUNDRED SEVEN THOUSAND AND NO/100 (\$207,000.00) O HUNDRED SEVEN THOUSAND AND NO/100 (\$207,000.00) ————————————————————————————————						1
DOOK 2032 PAGE THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE L. SMYTH, BETTY L. CASTER AND VERA PYSHER THE LAST THE LAST THE LAST THE LAST THE LAST THE MONTH TOOP CLEARER MESS TO THE MONTH TOOP CLEARER MESS TO THE MONTH TOOP CLEARER MESS TO THE MONTH TOOP CLEARER MESS TOOP THE MESS TOOP THE MESS TOOP THE MESS TOOP THE MONTH TOOP CLEARER MESS TOOP THE MESS TO		EED	1			
In L. SMYTH, BETTY L. CASTER AND VERA PYSHER  In L. SMYTH, BETTY L. CASTER AND VERA PYSHER  osc address is c/o Leonard Long, 726 - 24 Road, Grand  nction, 81505 *County of Mesa State of Colorado  DUNDRED SEVEN THOUSAND AND NO/100 (\$207,000.00)  deconvey(s) to THE CLTY OF GRAND JUNCTION, A MUNICIPAL CORPORATION,  osc legal address is 250 North 5th Street, Grand Junction, Colorado  following real property in the County of Mesa and State of Colorado  tolorado, to wit.  to 27, 33, 34 and that part of Lot 28 lying East of the Wash which cuts said  to 28, all in Pomona Park, EXCEPT that part conveyed to Colorado Department of shways by instrument recorded December 26, 1963 in Book 861 at Page 284, sa County, Colorado  gether with any and all water, water rights, ditches and ditch rights-of-way ereunto appertaining and/or used in connection therewith  so known by street and number as 727 - 24½ Road, Grand Junction, Colorado 81505  th 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, Individually, and as Attorney-In-Fact for Robert Long, Carl L.  Long, Richard H. Long, Ruth L. Smyth,  Long, Ruth L.				зоок	2032	PAGE
osc address is c/o Leonard Long, 726 - 24 Road, Grand nction, 81505 *County of Mesa .State of .Gorthconsideration .Gorthconsiderati				Момтка		
Lorado O HUNDRED SEVEN THOUSAND AND NO/100 (\$207,000.00) O HUNDRED SEVEN THOUSAND AND NO/100 (\$207,000.00) ————————————————————————————————	hose address is c/o Leonard Long, 72	26 - 24 Road,	Grand	***************************************		
DHUNRED SEVEN THOUSAND AND NO/100 (\$207,000.00)  dollars, in hand paid, hereby sell(s)  donvey(s) to THE CITY OF GRAND JUNCTION, A MUNICIPAL CORPORATION, lose legal address is 250 North 5th Street, Grand Junction, Colorado 81501  County of Mesa and State of Colorado  following real property in the County of Mesa and State of  lorado, to wit:  ts 27, 33, 34 and that part of Lot 28 lying East of the Wash which cuts said  t 28, all in Pomona Park, EXCEPT that part conveyed to Colorado Department of  ghways by instrument recorded December 26, 1963 in Book 861 at Page 284,  sa County, Colorado  gether with any and all water, water rights, ditches and ditch rights-of-way  are unto appertaining and/or used in connection therewith  Signed this 8th day of December .19 93  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  se foregoing instrument was acknowledged before me this 8th day of December .19 93  se foregoing instrument was acknowledged before me this 8th day of December .19 93  se foregoing instrument was acknowledged before me this 8th day of December .19 93  se foregoing instrument was acknowledged before me this 8th day of December .19 93  se foregoing instrument was acknowledged before me this 8th day of December .19 93	unction, 81505 *County of	Mesa	, State of			
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lorado, to wit:  ts 27, 33, 34 and that part of Lot 28 lying East of the Wash which cuts said to 28, all in Pomona Park, EXCEPT that part conveyed to Colorado Department of the Standard Scounty of Standard Department of Standard Scounty, Colorado December 26, 1963 in Book 861 at Page 284, sa County, Colorado  gether with any and all water, water rights, ditches and ditch rights-of-way ereunto appertaining and/or used in connection therewith  so known by street and number as 727 - 24½ Road, Grand Junction, Colorado 81505  th 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, Individually, and as Attorney-in-Fact for Robert Long, Carl L. Long, Richard H. Long, Ruth L. Smyth, Betty L. Caster and Vera Pysher  see foregoing instrument was acknowledged before me this 8th day of December 19 93 are foregoing instrument was acknowledged before me this 8th day of December 19 93	County of Mes.	a	, and State of		Colorado	
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to 28, all in Pomona Park, EXCEPT that part conveyed to Colorado Department of ghways by instrument recorded December 26, 1963 in Book 861 at Page 284, sa County, Colorado  gether with any and all water, water rights, ditches and ditch rights—of—way ereunto appertaining and/or used in connection therewith  so known by street and number as 727 - 24½ Road, Grand Junction, Colorado 81505  th 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, Individually, and as Attorney—in-Pact for Robert Long, Carl L. Long, Richard H. Long, Ruth L. Smyth, Betty L. Caster and Vera Pysher  TAMMY BALLAGH  Signed this 8th day of December ,19 93  Leonard Long, Ruth L. Smyth, Betty L. Caster and Vera Pysher  Ss.  To color of Colorado.  County of Mesa  The foregoing instrument was acknowledged before me this 8th day of December ,19 93	olorado, to wit:					
Signed this 8th day of December ,19 93 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  To County of Mesa  The foregoing instrument was acknowledged before me this 8th day of December ,19 93 , and as Attorney-in-Fact for Robert Long, Carl L. Caster and Vera Pysher  Signed this 8th day of December ,19 93 , and as Attorney-in-Fact for Robert Long, Carl L. Long, Richard H. Long, Ruth L. Smyth, Betty L. Caster and Vera Pysher	ot 28, all in Pomona Park, EXCE	PT that part	conveyed to	Colorado	Departm	ent of
Signed this 8th day of December ,19 93  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  Tammy of Mesa  Reforegoing instrument was acknowledged before me this 8th day of December ,19 93 ,					rights-o	f-way
Signed this 8th day of December ,19 93  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  Tammy of Mesa  Reforegoing instrument was acknowledged before me this 8th day of December ,19 93 ,						
Signed this 8th day of December ,19 93  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  Tammy of Mesa  Reforegoing instrument was acknowledged before me this 8th day of December ,19 93 ,						
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Signed this 8th day of December ,19 93  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  Tammy of Mesa  Reforegoing instrument was acknowledged before me this 8th day of December ,19 93 ,						,
Signed this 8th day of December ,19 93  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  TAMMY BALLAGH  County of Mesa  ss.  Te foregoing instrument was acknowledged before me this 8th day of December ,19 93 ,	so known by street and number as 727 –	24½ Road, Gra	nd Junction,	, Colorac	lo 8150	5
Signed this 8th day of December ,19 93  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  TAMMY BALLAGH  Ss.  County of Mesa  se foregoing instrument was acknowledged before me this 8th day of December ,19 93 ,	ith all its appurtenances, and warrant(s) the ti	tle to the same, sub	oject to: Please	e See Att	ached Ex	hibit A.
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  Tammy  Ss.  County of Mesa  Tammy  Ss.  County of Mesa  Tammy  Ss.  Ss.  County of Mesa  Tammy  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  The foregoing instrument was acknowledged before me this 8th day of December , 1993 ,	••					
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  Tammy  Ss.  County of Mesa  Tammy  Ss.  County of Mesa  Tammy  Ss.  Ss.  County of Mesa  Tammy  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  The foregoing instrument was acknowledged before me this 8th day of December , 1993 ,						
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  Tammy  Ss.  County of Mesa  Tammy  Ss.  County of Mesa  Tammy  Ss.  Ss.  County of Mesa  Tammy  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  The foregoing instrument was acknowledged before me this 8th day of December , 1993 ,						
TAMMY BALLAGH  Long, Richard H. Long, Ruth L. Smyth, Betty L. Caster and Vera Pysher  Ss.  County of Mesa  se foregoing instrument was acknowledged before me this 8th day of December , 1993 ,	Signed this 8th day of De	cember , 19	93			
TAMMY BALLAGH  Long, Richard H. Long, Ruth L. Smyth, Betty L. Caster and Vera Pysher  Ss.  County of Mesa  Reforegoing instrument was acknowledged before me this 8th day of December , 1993 ,			Leon	and o	tong	_
Long, Richard H. Long, Ruth L. Smyth,  Betty L. Caster and Vera Pysher  County of Mesa  ss.  County of Mesa  ss.  Tammy  Betty L. Caster and Vera Pysher  ss.  County of Mesa  are foregoing instrument was acknowledged before me this 8th day of December , 1993 ,	SARYPU					
County of Mesa  ss.  consider the foregoing instrument was acknowledged before me this 8th day of December , 1993 ,	STARYPUR					Carl L.
County of Mesa ss.  ss.  ne foregoing instrument was acknowledged before me this 8th day of December , 19 93 ,			Richard H.			yth,
County of Mesa  ne foregoing instrument was acknowledged before me this 8th day of December , 1993 ,	BALLAGH	Betty	Richard H.			yth,
	BALLAGH	<u>Betty</u>	Richard H.			yth,
Leonard Long, Individually, and as Attorney-in-Fact for Robert Long, Carl L. ng, Richard H. Long, Ruth L. Smyth, Betty L. Caster and Vera Pysher.	BALLAGH OF COLORADO,	<u>Betty</u>	Richard H.			yth,

No. 897. Rev. 6-92. WARRANTY DEED (Short Form)

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

\*If in Denver, insert "City and".

Bradford Publishing, 1743 Wazee St., Denver, CO 80202 — (303) 292-2500 — 8-92

Jammy Ballagh

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

**AMOUNT** \$207,000.00

SCHEDULE A

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.
- 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:

Dracida

Coumprsigned

By Abnna m

Validating Signatory

By:

Thomas J Colams
Secretary

ALTA Owner's Policy (4-6-90)