

**MSA03WHT**

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY DEED)

PURPOSE: CITY/COUNTY PARKING GARAGE PROPERTY -  
TO CONVEY REAL ESTATE, APPOINTED BY RESOLUTION NO. MCM 95-  
160 AND MCM 2001-20 AND AUTHORIZED TO EXECUTE THIS DEED BY  
RESOLUTION MCM 2003-150 - 60% INTEREST TO COUNTY OF MESA  
AND UNDIVIDED 40% TO THE CITY OF GRAND JUNCTION

NAME OF AGENCY OR CONTRACTOR: MESA COUNTY

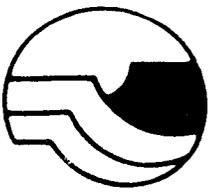
STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):  
538 WHITE AVENUE - 2945-143-05-935  
554 WHITE AVENUE - 2945-143-05-934

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



# Mesa County Attorney's Office

P.O. Box 20,000

Grand Junction, Colorado 81502-5004

(970) 244-1612 • FAX (970) 255-7196

October 24, 2003

To: Dan Wilson  
(Grand Junction City Attorney)

Re: Parking Garage (White Ave.)

For: City/County Parking Garage Deed \$74,000.00

Total: \$74,000.00

Date Received: 10-24-03  
Check Number: #10-091971  
Received By: Angela Leudtke

Thank you,

Angela Leudtke  
Mesa County Attorney's Office

File

**SPECIAL WARRANTY DEED**

**THIS DEED**, dated October 24, 2003 between COUNTY OF MESA, a political subdivision of the State of Colorado, whose legal address is 544 Rood Avenue, Grand Junction, Colorado 81501, GRANTOR, and COUNTY OF MESA, a political subdivision of the State of Colorado and the CITY OF GRAND JUNCTION, a home rule municipality of the State of Colorado, as Tenants in Common, GRANTEE:

**WITNESS**, that the Grantor, for and in consideration of the sum of SEVENTY FOUR THOUSAND DOLLARS (\$74,000.00), in hand paid this date by the City of Grand Junction and representing its portion of the interest in the land that said City is hereby acquiring from Grantor, 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 Grantees, their heirs and assigns forever, an undivided sixty percent (60%) interest to County of Mesa and an undivided forty percent (40%) interest to the City of Grand Junction all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Also known by street and number as: 538 White Avenue, 554 White Avenue and Vacant Land Assessor's schedule or parcel number: 2945-143-05-931 and 2945-143-05-933 and 2945-143-05-934

**TOGETHER** with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, 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 and assigns forever. The Grantor, for itself, its heirs, personal representatives, 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 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 executed this deed on the date set forth above.

By: Stacey Mascarenas  
Stacey Mascarenas, Commissioner to Convey Real Estate, appointed by Resolution No. MCM 95-160 and MCM 2001-20 and authorized to execute this Deed by Resolution MCM 2003-150.

STATE OF COLORADO )  
County of Mesa

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of October, 2003, by Stacey Mascarenas, as the Commissioner to Convey Real Estate for the County of Mesa, State of Colorado, a Colorado governmental subdivision.

Witness my hand and official seal:

My notarial commission expires 10/26/05

Brenda K. Jove



Mesa County 544 Rood Ave. G-J CO 81501  
City of Grand Junction 850 N. 5th St., G-J CO 81501

**EXHIBIT "A"**

**Parcel One:**

Lots 22 and 23 of Block 82, City of Grand Junction;

Also known as tax parcel number 2945-143-05-931;

and

**Parcel Two:**

The West Half of Lot 20 and all of Lot 21 in Block 82, City of Grand Junction;

Also known as tax parcel number 2945-143-05-934;

and

**Parcel Three:**

The East Half of Lot 20 and all of Lot 19 EXCEPT the East 1 foot thereof, in Block 82,  
City of Grand Junction;

Also known as tax parcel number 2945-143-05-933.