

ODA04RVR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF CONTRACTOR:	BUCK S ODA AND YO ODA
SUBJECT / PROJECT:	SOLD, GRANTED AND CONVEYED OF SAID PROPERTY 2543 RIVER ROAD
PARCEL:	2945-152-38-002
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2171219 BK 3565 PG 753
01/08/2004 11:58 AM
Janice Ward CLK/REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Buck S. Oda and Yo Oda, Grantors, for and in consideration of the sum of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

Parcel A of Oda Simple Subdivision, situate in the SE ¼ of the NW ¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado,

as recorded in Plat Book 3565 at Pages 751 and 752 in the office of the Mesa County Clerk and Recorder.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 2nd day of January, 2004.

Buck S. Oda
Buck S. Oda

Yo Oda
Yo Oda

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of January, 2004, by Buck S. Oda and Yo Oda.

My commission expires 5/11/2006.
Witness my hand and official seal.

Jim Woodmanee
Notary Public

