

ODA06OSS

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	BUCK S. ODA AND YO ODA
PURPOSE:	PARCEL B OF ODA SIMPLE SUBDIVISION EXPANSION OF CITY SHOP FACILITIES
ADDRESS:	2543 RIVER ROAD, PARCEL B OF ODA SIMPLE SUBDIVISION
PARCEL NO:	2945-152-38-942
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

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

2295008 BK 4069 PG 823
01/03/2006 02:58 PM
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 Four Hundred Fourteen Thousand Eight Hundred Thirty Nine and 65/100 Dollars (\$414,839.65), 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 B 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 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 3rd day of January, 2006.

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 3rd day of January, 2006, by Buck S. Oda and Yo Oda.

My commission expires 10/09/2007.
Witness my hand and official seal.



My Commission Expires 10/09/2007

Michael Grizenko
Notary Public