

OLD04HCN

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>DEED (WARRANTY)</b>
NAME OF CONTRACTOR:	OLD WEST PROPERTIES LLC
SUBJECT / PROJECT:	SELL, GRANT AND CONVEY, TO AN EXISTING 10.0 FOOT WIDE UTILITY EASEMENT ADJACENT TO THE EASTERLY AND NORTHERLY BOUNDARY OF SAID HIGH COUNTRY BUSINESS PARK
ADDRESS:	2529 HIGH COUNTRY COURT
PARCEL:	2945-152-05-007
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

91882

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2171681 BK 3567 PG 299  
01/12/2004 12:05 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

Old West Properties LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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:

Lot 7 of High Country Business Park, situate in the NE ¼ of the NW ¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, as recorded in Plat Book 13 at Page 271 in the office of the Mesa County Clerk and Recorder,

also known as 2529 High Country Court, Grand Junction, Colorado 81505 and also known by Tax Schedule No. 2945-152-05-007.

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 Grantor hereby covenanting that it 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, subject only to an existing 10.0 foot wide utility easement adjacent to the easterly and northerly boundary thereof as dedicated with the recorded plat of said High Country Business Park.

Executed and delivered this 31st day of December, 2003.

Old West Properties LLC,  
a Colorado limited liability company, Grantor:

By: Hans Schmoldt  
Hans Schmoldt, Manager

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 31st day of December, 2003, by Hans Schmoldt, Manager of Old West Properties LLC, a Colorado limited liability company.

My commission expires: \_\_\_\_\_  
Witness my hand and official seal.

Diane Hagen  
Notary Public



My Commission Expires 07/29/2006