

PUR04COL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF CONTRACTOR: JAMES PURCELL HEIRS, LLC.

SUBJECT/PROJECT: 201 & 205 COLORADO, SELLS AND CONVEYS TO
THE GRAND JUNCTION, COLORADO, DOWNTOWN
DEVELOPMENT AUTHORITY (CHEERS BUILDING).
LOT 1 AND 2, BLOCK 123, ORIGINAL TOWN
SITE

TAX PARCEL #: 2945-143-26-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

913535

JAMES PURCELL HEIRS, LLC, a Colorado limited liability company, whose address is 207 Country Club Park, Grand Junction, CO 81503 ("Grantor"), for the consideration of Two Hundred Fifty-Five Thousand and No/100ths Dollars, in hand paid, hereby sells and conveys to **THE GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY**, a body politic and corporate, whose street address is 248 South 4th Street, Grand Junction, Mesa County, CO 81501 ("Grantee") the following real property in the County of Mesa, and State of Colorado, to wit:

Tax Schedule No.: 2945-143-26-001

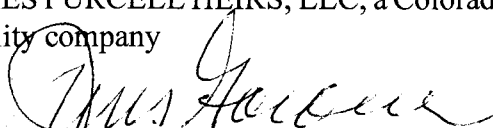
Lots 1 and 2 of Block 123, City of Grand Junction, Mesa County, Colorado

also known by street and number as: 201 and 205 Colorado, Grand Junction, CO 81501

with all its appurtenances, and warrant(s) the title to the same, subject to current year real property taxes and all subsequent taxes, special assessments, covenants, restrictions, reservations and easements, and rights of way, existing or apparent, or of record, if any.

Signed this 5th day of November, 2004.

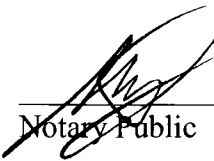
JAMES PURCELL HEIRS, LLC, a Colorado limited liability company

By: 
James Golden, Operating Manager

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5th day of November, 2004, by James Purcell Heirs, LLC, a Colorado limited liability company, by James Golden, Operating Manager.

My commission expires:
Witness my hand and official seal.


Notary Public

