

RES045TH

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: MARY RESENDIZ

SUBJECT/PROJECT: 1005 SOUTH 5TH STREET

TAX PARCEL #: 2945-232-00-011

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

912730

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

2195836 BK 3670 PG 875
06/08/2004 02:04 PM
Janice Ward CLK/REC Mesa County CO
RecFee \$5.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Mary Resendiz, Grantor, for and in consideration of the sum of Sixty Thousand and 00/100 Dollars (\$60,000.00), 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, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

Beginning at a point on the West line of 5th Street in the City of Grand Junction, 411 feet South of a point at which the North boundary line of the Southeast Quarter of the Northwest Quarter of Section 23 in Township 1 South, Range 1 West of the Ute Meridian intersects the West boundary line of said 5th Street, thence West 145 feet, thence South 50 feet, more or less to Haggerty's line, thence East 145 feet, thence North 50 feet more or less to the place of beginning, except the North 4 feet thereof, AND EXCEPT tract to the Department of Highways, State of Colorado, as described in document recorded in Book 867 at Page 135 of the Mesa County Records; Mesa County, Colorado. Also known as 1005 South 5th Street, Grand Junction, Colorado. Also identified by Mesa County Tax Schedule Number 2945-232-00-011.

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 with Grantee that she 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 7th day of June, 2004.

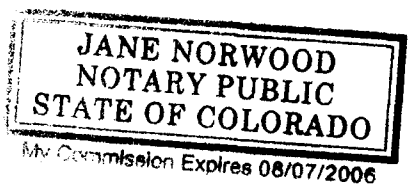
Mary Resendiz

Mary Resendiz

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of June, 2004, by Mary Resendiz.

My commission expires: _____
Witness my hand and official seal.



Jane Norwood

Notary Public