

SMT05FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	TIMOTHY W. SMITH AND SUSAN F. SMITH
PURPOSE:	MATCHETT PARK EXPANSION DEVELOPMENT
ADDRESS:	2854 F ROAD
PARCEL NO:	2943-064-00-036
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

Doc 19.75

Stewart Title

CSO 11049

WARRANTY DEED

THIS DEED, Made this 30th day of September, 2005, between 2279429 BK 4009 PG 842-843
TIMOTHY W. SMITH AND SUSAN F. SMITH 10/06/2005 12:57 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

of the said County of MESA and State of COLORADO, grantor, and
CITY OF GRAND JUNCTION, A COLORADO HOME RULE MUNICIPALITY

whose legal address is 250 NORTH 5TH STREET
GRAND JUNCTION, CO 81501
of the said County of MESA and State of COLORADO, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of ONE HUNDRED NINETY-SEVEN THOUSAND FIVE HUNDRED & 00/100 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the said County of MESA and State of Colorado described as follows:

SEE EXHIBIT "A"

also known by street and number as: 2854 F ROAD, GRAND JUNCTION, CO 81506

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except easements, restrictions, reservations and rights of way, all of record, and taxes for the year 2005 not yet a lien due and payable.

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Timothy W. Smith
TIMOTHY W. SMITH

Susan F. Smith
SUSAN F. SMITH

State of COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 30th day of September, 2005, by TIMOTHY W. SMITH AND SUSAN F. SMITH

My commission expires

SHIRLEY HELMER
NOTARY PUBLIC
STATE OF COLORADO

My Commission Expires Mar. 28, 2009

Witness my hand and official seal.

Shirley Helmer
Notary Public

EXHIBIT

From the S 1/4 corner of Section 5, Township 1 South, Range 1 East of the Ute Meridian and considering the South line of said Section 5 to bear due East and with all other bearings described herein being relative thereto, thence along the South line of said Section 6 East, 78.10 feet to the point of beginning, thence North 168 feet, thence North 78°30' East 100 feet, thence South 25°00' East 63.93 feet, thence South 130 feet to a point on the South line of said Section 6, thence along the South line of said Section 6 West 125 feet to beginning, EXCEPT the South 50 feet for road right of way granted to Mesa County by instrument recorded May 3, 1982 in Book 1370 at Page 202, and recorded January 14, 1983 in Book 1410 at Page 315, Mesa County, Colorado.

Tax Schedule #2943-064-00-036