

STO94CSR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: JACK C. STOUT AND KATHERINE E. STOUT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: FIRST
ADDITION PHEASANT RUN, SPRING VALLEY FILING NO. 6 PARK SITE

CITY DEPARTMENT: PARKS AND RECREATION

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 22nd day of August, 1994, between the City of Grand Junction, a Colorado home rule municipality duly organized and existing under and by virtue of the laws of the State of Colorado, Grantor, and Jack C. Stout and Katherine E. Stout, as joint tenants, whose legal address is 3515 Ponderosa Way in the City of Grand Junction, County of Mesa, State of Colorado, Grantees:

WITNESSETH, That the Grantor, for and in consideration of the sum of Twelve Thousand and 00/100ths (\$12,000.00) 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 Grantees, their heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the City of Grand Junction, County of Mesa, State of Colorado, described as follows:

That certain tract or parcel of land referenced as Park Site in the First Addition to Pheasant Run - Spring Valley Filing No. 6 and Replat of Lots 1 - 4 in Block 17 of Pheasant Run - Spring Valley Filing No. 6, as recorded in Plat Book 12 at Page 438 in the office of the Mesa County Clerk and Recorder,

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 Grantees, their heirs, successors and assigns forever. The Grantor, for itself and for its successors and assigns, does covenant and agree that it shall and will Warrant and Forever Defend the above-bargained premises in the quiet and peaceable possession of the Grantees, their heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, The Grantor has caused its corporate name to be hereunto subscribed by its City Manager and its corporate seal to be hereunto affixed, attested by its City Clerk, the day and year first above written.

Attest:

Stephanie Nye
City Clerk

Mark K. Achen
City Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22nd day of August, 1994, by Mark K. Achen as City Manager and Stephanie Nye as City Clerk of the City of Grand Junction, a Colorado home rule municipality.

My commission expires June 13, 1995

Witness my hand and official seal.

Theresa A. Martinez
Notary Public