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TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	TBIF, INC.
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES
ADDRESS:	2884 NORTH AVENUE
PARCEL #:	2943-074-00-110
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2000
EXPIRATION:	NONE
DESTRUCTION:	NONE

**SPECIAL WARRANTY DEED**

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TBIF, Inc., a Colorado corporation, Grantor, for and in consideration of the installation, operation, maintenance, repair and replacement of public roadway improvements and appurtenances related thereto, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

Commencing at the Southeast Corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 (E1/2 SW1/4 SE1/4 SE1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the E1/2 SW1/4 SE1/4 SE1/4 of said Section 7 to bear due WEST with all bearings contained herein being relative thereto; thence WEST along the south line E1/2 SW1/4 SE1/4 SE1/4 of said Section 7 a distance of 110.0 feet to the True Point of Beginning;  
thence WEST along the south line of said E1/2 SW1/4 SE1/4 SE1/4 a distance of 110.0 feet;  
thence leaving the south line of said E1/2 SW1/4 SE1/4 SE1/4, NORTH a distance of 55.0 feet;  
thence EAST a distance of 110.0 feet;  
thence SOUTH a distance of 55.0 feet to the Point of Beginning,  
containing 6,050.0 square feet as described.

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 claiming by, through or under Grantor.

Executed and delivered this 3 day of February, 2000.

TBIF, Inc., a Colorado corporation

Jeffrey A. Taets - President  
Jeffrey A. Taets, President

State of Colorado )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 2000, by Jeffrey A. Taets, President of TBIF, Inc., a Colorado corporation.

My commission expires 5/11/2002.

Witness my hand and official seal.

Tim Woodmansee  
Notary Public

