

VOS04ROD

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: VOS 4, INC.

SUBJECT/PROJECT: 451 ROOD AVENUE, THE EASTERLY 10 FEET OF
LOT 8 AND ALL OF LOTS 9, 10, 11 AND 12 ON BLOCK 103 OF THE
CITY OF GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

TAX PARCEL #: 2945-143-16-020

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

Grantor(s), **VOS 4, Inc., a Colorado corporation** whose address is , County of **Mesa**, State of **Colorado**, for the consideration of **SEVEN HUNDRED THOUSAND AND 00/100** Dollars in hand paid, hereby sell(s) and convey(s) to **The Grand Junction Downtown Development Authority** whose legal address is **248 South 4th Street, Grand Junction, CO 81501** County of **Mesa**, and State of **Colorado**, the following real property in the County of **MESA**, and State of **Colorado**, to wit:

The Easterly 10 feet of Lot 8 and all of Lots 9, 10, 11 and 12 in Block 103 of The City of Grand Junction

2197591 BK 3677 PG 671
06/17/2004 01:00 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee \$70.00

Recorded by
First American Heritage Title Co

also known by street and number as **451 Rood Avenue, Grand Junction, CO 81501**
Tax Parcel Number: 2945-143-16-020

with all its appurtenances, and warrant(s) the title against all persons claiming under (me) (us). Subject to taxes for the current year, a lien but not yet due or payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with Section 8a (Title Review) of the contract dated **March 12, 2004**, between the parties; building and zoning regulations.

Signed this **15th** day of **June**, **2004**.

VOS 4, Inc., a Colorado corporation

Glen W. Dennis
by **Glen W. Dennis, as President**



State of **Colorado**)
) ss.
County of **Mesa**)

The foregoing instrument was acknowledged before me this **15th** day of **June**, **2004**, by **Glen W. Dennis, as President of VOS 4, Inc., a Colorado corporation.**

Witness my hand and official seal.



Nancy A. Flint
Notary Public
My Commission expires: **4/23/2007**

*If in Denver, insert "City and"
No. 897 Rev. 12-85.

SPECIAL WARRANTY DEED (Short Form)

1002

STATEMENT OF AUTHORITY

Recorded by
First American Heritage Title Co.

15799

1. This Statement of Authority relates to an entity other than an individual¹ named **The Grand Junction Downtown Development Authority**, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

- corporation
- nonprofit corporation
- limited liability company
- general partnership
- limited partnership
- _____
- registered limited liability partnership
- registered limited liability limited partnership
- limited partnership association
- government or governmental subdivision or agency

3. The entity is formed under the laws of **Colorado**.
248 South

4. The mailing address for the entity is **4th Street**
Grand Junction, CO 81501.

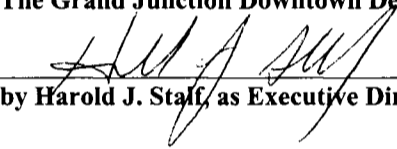
5. The name position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is **Harold J. Stalf, as Executive Director and P.J. McGovern, as Board Chairman**

6.² The authority of the foregoing person (s) to bind the entity is not limited limited as follows: **either person in their capacity can sign to bind the entity.**

7. Other matters concerning the manner in which the entity deals with interests in real property: _____

Executed this **15th** day of **June**, **2004**.

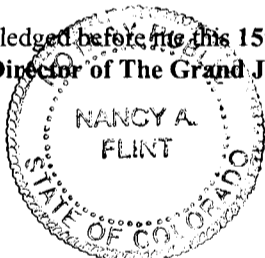
The Grand Junction Downtown Development Authority

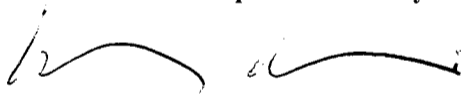

by **Harold J. Stalf**, as Executive Director

STATE OF **Colorado** }
 } ss.
COUNTY OF **Mesa** }

The foregoing instrument was acknowledged before me this **15th** day of **June**, **2004**,
by **Harold J. Stalf**, as Executive Director of **The Grand Junction Downtown Development Authority**.

Witness my hand and official seal.





Notary Public

My commission expires: **4/23/2007**

¹This form should not be used unless the entity is capable of holding title to real property.
²The absence of any limitation shall be prima facie evidence that no such limitation exists.
³The statement of authority must be recorded to obtain the benefits of the statute.