

WARRANTY DEED

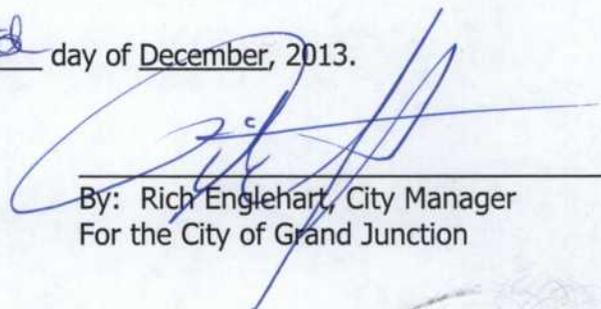
This Warranty Deed made this 23rd day of December, 2013 by and between **The City of Grand Junction, a Colorado home rule municipality, Grantor**, whose address is 250 North 5th Street, Grand Junction, Co., 81501, owner of that certain parcel of land in Mesa County, Colorado, described in Book 5333, Page 855, Public Records of Mesa County, Colorado, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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 **Grand Junction Downtown Development Authority, Grantee**, whose address is 248 South 4th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract of land in the County of Mesa, State of Colorado, to wit:

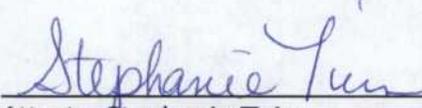
-DESCRIPTION-

Lot One, White Hall Subdivision, Public Records of Mesa County, Colorado.
Subject to all easements, rights of way, reservations or restrictions of record, if any shall exist.
Containing 25,147 square feet, or 0.58 acres, more or less.

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 covenants 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 23rd day of December, 2013.


By: Rich Englehart, City Manager
For the City of Grand Junction

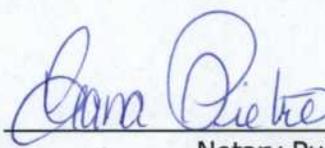

Attest: Stephanie Tuin
City Clerk



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23rd day of December, 2013, by Rich Englehart, City Manager
For the City of Grand Junction

My commission expires 7/7/2016.
Witness my hand and official seal.


Notary Public

