

RECEPTION # 2698862, BK 5631  
PG 556 08/13/2014 at 11:37:26 AM. 1  
OF 2 R \$15.00 S \$1.00 D \$0.00  
EXEMPT  
Sheila Reiner, Mesa County, CO  
CLERK AND RECORDER

### WARRANTY DEED

This Warranty Deed made this 12<sup>th</sup> day of August, 2014 by and between **J. Moss, LLC, Grantor**, whose mailing address is 2764 Compass Drive, Owner of the following real property in Mesa County, Colorado:

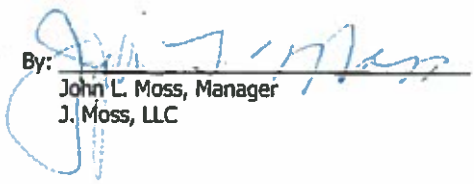
That certain parcel of land located at 820 North Avenue, Grand Junction, Colorado, as evidenced by a Correction Quit Claim Deed recorded in Book 5281, Page 44 and by a Special Warranty Deed recorded in Book 5281, Page 46, both within the Public records of Mesa County, Colorado, for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration, 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 **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

The South 10.00 feet of Lot 16, Block 4, Rose Park Subdivision, as same is recorded in Plat Book 7, Page 23, Public Records of Mesa County, Colorado.

Containing 6,425 square feet or 0.147 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

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 whomsoever.

Executed and delivered this 12<sup>th</sup> day of August, 2014.

By:   
John L. Moss, Manager  
J. Moss, LLC

State of Colorado )  
  )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August, 2014 by John L. Moss, Manager of J. Moss, LLC

My commission expires 10/24/18.

Witness my hand and official seal.

  
Notary Public

JOAN L. CARRICO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #19944017351  
My Commission Expires October 24, 2018

# EXHIBIT "A"

