

### WARRANTY DEED

This Warranty Deed made this 29th day of October, 2010 by and between **The City of Grand Junction, a Colorado home rule municipality, Grantor**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 for and in consideration of the sum of Thirty-four Thousand Three Hundred Twenty-four and 00/100 Dollars (\$34,324.00), 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 **Carville's Auto Mart Inc., Grantee**, whose address is 1875 Deer Park Circle S, Grand Junction, Colorado 81507, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

Lot Two of the Parkway Viaduct Subdivision as recorded in the Mesa County Clerk and Recorder's Office with Reception Number 2517615.

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 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 29th day of October, 2010.

ATTEST:



Stephanie Twin  
City Clerk

For the CITY OF GRAND JUNCTION,  
A home rule municipality

Rich Englehart  
Deputy City Manager

State of Colorado    )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 29th day of October, 2010, by Rich Englehart, Deputy City Manager for the City of Grand Junction and attested to by Stephanie Twin, City Clerk.

My commission expires 3/13/2013.  
Witness my hand and official seal.



Debra M. Kemp  
Notary Public