RECEPTION #: 2469626, BK 4767 PG 830 12/23/2008 at 10:47:58 AM, 1 OF 1, R \$5.00 S \$1.00 D \$0.00 EXEMPT Doc Code: WD Janice Rich, Mesa County, CO CLERK AND RECORDER

COPY - grantee has original

WARRANTY DEED

This Warranty Deed made this <u>13</u> day of <u>Norue miller</u>, 2008 by and between the **CITY OF GRAND JUNCTION**, a Colorado home rule municipality, 250 N. 5th Street, Grand Junction, CO 81501, and **GRAND JUNCTION**, **COLORADO**, **DOWNTOWN DEVELOPMENT AUTHORITY**, 248 S. 4th Street, Grand Junction, CO 81501 ('Grantors'), for and in consideration of One Hundred Eighty-nine Thousand Dollars and 00/100, (\$189,000.00) 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 **H R ADVENTURES**, LLC, a Colorado Limited Liability Company, whose address is 101 S. 3rd Street, Ste. 360, Grand Junction, Colorado 81501, its successors and assigns forever, ('Grantee'') the following described property, to wit:

UNIT NOS. 272 through 287 inclusive and 293 through 297 inclusive ROOD AVENUE PARKING PLAZA CONDOMINIUMS, according to the ROOD AVENUE PARKING PLAZA CONDOMINIUMS MAP, recorded in Book 4677 at Page 300 at Reception #2442890, and as defined by the CONDOMINIUM DECLARATION OF ROOD AVENUE PARKING PLAZA CONDOMINIUMS, recorded in Book 4677 at Page 319, at Reception #2442893, all recorded in the Office of the County Clerk and Recorder, Mesa County, Colorado.

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 13th day of November, 2008.

ATTEST:

4 City/Clerk State of Colorado)SS.

FOR THE CITY OF GRAND JUNCTION, a Colorado home rule municipality:

By:

Laurie M. Kadrich, City Manager

GRAND JUNCTION, COLORADO, DOWNTOWN DEVELOPMENT AUTHORITY

By:

Stephen Thoms, Chairman of the Board

County of Mesa

The foregoing Warranty Deed was acknowledged before me this 12th day November 2008, by Laurie M. Kadrich, City Manager and attested to by Juanita Heterson as City Clerk of the City of Grand Junction, a Colorado home rule municipality.

My commission expires	Hava Pietro
State of Colorado	Notary Public