

SPECIAL WARRANTY DEED

The "Grantor", Mesa Pawn & Loan Inc. Pension & Profit Sharing Plan, now known as Mesa Pawn & Loan, Inc. Money Purchase Pension Plan whose legal address is County of Mesa and State of Colorado,

for the consideration of Seven Hundred Seventy-five Thousand and 00/100 DOLLARS, (\$ 775,000.00), in hand paid, hereby sells and conveys to The City of Grand Junction, a home rule municipality, the "Grantee," whose legal address is 250 N 5th Street, Grand Junction, of the County of Mesa and State of Colorado, the following real property in the County of Mesa and State of Colorado, to wit:

Lots 13 to 24, both inclusive in Block 122 of the CITY OF GRAND JUNCTION EXCEPT Beginning at the Southwest corner of Lot 24; thence along the South line of said Lot 24 East a distance of 24.9 feet; thence North 35°49'30" West a distance of 42.5 feet to the West line of said Lot 24; thence along the West line of said Lot 24 South a distance of 34.4 feet more or less to the Point of Beginning, as conveyed to the City of Grand Junction by instrument recorded August 31, 1954 in Book 615 at Page 546, Reception No. 611191.

also known by street address as: 225 South 2nd Street, Grand Junction, CO 81501 and assessor's schedule or parcel number: 2945-143-25-004

with all its appurtenances, and warrants the title against all persons claiming under the Grantor.

Signed this 13 day of January, 2017.

MESA PAWN & LOAN INC. PENSION & PROFIT SHARING PLAN NOW KNOWN AS MESA PAWN & LOAN MONEY PURCHASE PENSION PLAN

By: [Signature]
Richard E. Nottingham, Trustee

STATE OF COLORADO)
) ss.
COUNT OF MESA)

The foregoing instrument was acknowledged before me this 13 day of January, 2017, by Richard E. Nottingham as Trustee of the Mesa Pawn & Loan Inc. Pension & Profit Sharing Plan now known as Mesa Pawn & Loan, Inc. Money Purchase Pension Plan.

Witness my hand and official seal.

My Commission Expires: August 12, 2017
JULIE HILTBRAND
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19974012658
My Commission Expires August 12, 2017

[Signature]
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

No. 908, Rev. 1-06. SPECIAL WARRANTY DEED (Short Form) (Page 1 of 1)

Doc Fee: Exempt



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