AFTER RECORDING MAIL TO:

Sunshine Polishing Technology Inc
P.O. Box 402
Dillon, CO 80435

SPECIAL WARRANTY DEED

THIS DEED, dated March 13, 2017, between the **City of Grand Junction**, a Colorado home rule municipality ("**Grantor**"), whose legal address is 250 North 5th Street, Grand Junction, CO 81501, and the **Sunshine Polishing Technology Inc,** a Colorado Corporation, whose legal address is 265 Dillon Ridge Road, Suite C PMB 272, P.O. Box 402, Dillon, CO 80435 ("**Grantee**"):

WITNESS, that the Grantor, for and in consideration of the sum of **Twenty Thousand ($20,000.00) Dollars** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the Grantee, its successors and assigns forever, all of its rights, title and interest which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the City of Grand Junction, County of Mesa and State of Colorado, described as follows:

> Lot 5 of the Jarvis Subdivision Filing One as recorded in the Mesa County Clerk & Recorder's Office with Reception Number 2790938 in the City of Grand Junction, County of Mesa, State of Colorado, hereinafter referred to as the **Property**.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said Property, with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, its successors and assigns, does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the Property in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor, but not otherwise.

It is understood and agreed that the Property is being conveyed "AS IS, WHERE IS, WITH ALL FAULTS" and, except for the special warranties of title made above, Grantor has not made and is not now making and specifically disclaims any warranties, representations or guarantees of any kind or character with respect to the Property, including without limitation, all warranties concerning the merchantability, fitness for a particular purpose, quality, condition, size, value, suitability, legal entitlement status, and boundary locations of the Property. Grantee acknowledges that Grantee is relying on Grantee's own inspection and investigation of the Property, and not information provided by Grantor, to satisfy itself as to the condition of the Property. Grantee assumes the risk that adverse matters may not have been revealed by Grantee's inspections and investigations.

IN WITNESS WHEREOF, the Grantor has caused its name to be hereunto subscribed the day and year first above written.

CITY OF GRAND JUNCTION,
a Colorado home rule municipality

By: Phyllis Norris
Phyllis Norris
President of the City Council

Attest:

Stephanie Tuin
Stephanie Tuin, City Clerk

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13th day of March 2017, by Phyllis Norris, President of the City Council and Stephanie Tuin, City Clerk.

Witness my hand and official seal.

My commission expires: 07-11-2018.

Janet Harrell
Notary Public

JANET HARRELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20144027406
My Commission Expires July 11, 2018