2222955 BK 3772 PG 600
11/03/2004 03:33 PM
Janice Ward CLK&REC Mesa County, CO
RecFee $5.00 SurChg $1.00
DocFee $60.00

WARRANTY DEED

NO DOCUMENTARY FEE REQUIRED

THIS DEED, dated this 3rd day November 2004 between 25 RD, LLC whose legal address is 2514 Oleaster Court, Grand Junction, Colorado 81505, grantor and **THE CITY OF GRAND JUNCTION,** a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of **SIX HUNDRED THOUSAND DOLLARS AND NO/100 ($600,000.00)**, 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 the real property, together with improvements, if any, situate, lying and being in the County of Douglas and State of Colorado, described as follows:

BEG AT A POINT 30 FT N AND 1290 FT WEST OF THE SE CORNER OF THE NW4SW4, SEC 10, TOWNSHIP 1 S, RANGE 1, WEST OF THE UTE MERIDIAN; THENCE N 150 FT; THENCE E 90 FT; THENCE S 150 FT; THENCE 90 FT TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.

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 above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself, it successors and assigns, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except all oil, gas and other minerals not owned by grantor.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

25 RD, LLC

By: _____

Its: Manager

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of November 2004, by Alex Murray as Manager for 25 RD, LLC

Witness my hand and official seal.

JACQUELINE HARRIS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires August 12, 2007

My commission expires:

Jacquelline Harris
Notary Public

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

No. 932A. Rev. 4-94. WARRANTY DEED (For Photographic Record)

5.00 60.00 1.00

Return to:
HC Peck & Associates, Inc
P.O. Box 480306
Denver, CO 80248
attn: Lachelle Harris

Retur