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07/18/2005 04:09 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChs \$1.00
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated 7/11/05, between James Green and Ramona Green, Trustees of the Green Family Trust, pursuant to a certain unrecorded Trust Agreement dated February 19, 1993, wherein James Green and Ramona Green are Grantors and beneficiaries and Felix Serna is named as successor Trustee, whose legal address is 8217 Beekman Street, Las Vegas, Nevada 89147, grantors, 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:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantors, for and in consideration of the sum of FORTY THREE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$43,500.00), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, a tract or parcel of land for Public Roadway and Utilities Right-of-Way Purposes, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit "A" for Parcel B-4 dated September 22, 2004, attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 grantors, 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 grantors, for themselves and for their successors and assigns, do 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, grantors are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and 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 grantors shall and will WARRANT AND FOREVER DEFEND the above bargained premises 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.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

Green Family Trust

By:

James Green, Trustee

By:

Ramona Green, Trustee

State of NEVADA)

County of CLARIC)ss.

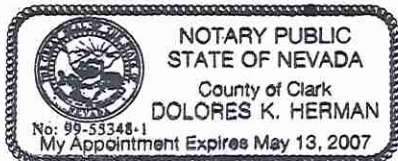
The foregoing instrument was acknowledged before me this 11 day of July, 2005 by James Green and Ramona Green as Trustees of the Green Family Trust.

Witness my hand and official seal.

My commission expires: May 13, 2007

Notary Public

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: SHAWN HANCOCK
P.O. Box 480306
DENVER, CO 80248-0306



Riverside Parkway Parcel No. B-4

PROPERTY DESCRIPTION
Parcel B-4

A parcel of land being a portion of a parcel of land described in Book 2214 at Page 603, recorded at the Mesa County Clerk & Recorder's Office on March 11, 1996, lying in the Northwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

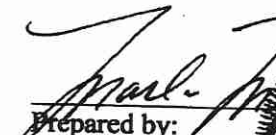
COMMENCING at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 10 (a found 2 1/2" Brass Cap "MESA COUNTY SURVEY MARKER LS illegible" in concrete), whence the witness monument to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 10 (found an Aluminum Cap "1/16 45.0 2003 LS17465") bears N89°56'54"E (Basis of Bearing-assumed) a distance of 1274.54 feet;
THENCE N32°55'00"E a distance of 214.98 feet to the southerly line of said parcel of land described in Book 2214 at Page 603, being the POINT OF BEGINNING;

THENCE the following three (3) courses along the southerly, westerly and northerly lines of said parcel of land described in Book 2214 at Page 603:

1. S89°57'01"W a distance of 87.24 feet;
2. THENCE N00°02'59"W a distance of 40.00 feet;
3. THENCE N89°57'01"E a distance of 84.32 feet;

THENCE S04°13'23"E a distance of 40.11 feet to the POINT OF BEGINNING.

Containing 3431 square feet, (0.079 Acres), more or less.


 Prepared by: _____
 Date: 10-7-04
 Marla Mellor McGee, PLS 2496
 For and on behalf of Carter & Burgess

