

2242006 BK 3849 PG 84-85  
03/04/2005 01:21 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated March 4, 2005, between Erasmo Muniz and Sandra Muniz whose address is 2501 Highway 6 & 50, Grand Junction, Colorado 81505 of the County of Mesa and State of Colorado grantor(s), and The City of Grand Junction, a Colorado home rule municipality, whose legal address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado grantee(s):

NO DOCUMENTARY FEE  
REQUIRED

WITNESS, that the grantor(s), for and in consideration of the sum of FOUR HUNDRED SEVENTY FIVE THOUSAND AND NO/100 (\$475,000.00) 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(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

The following described real property described in Warranty Deed dated July 25, 1995, and recorded July 26, 1995 in Book 2160 at Page 519 and 520 in the office of the Mesa County Clerk and Recorder:

A parcel of land situated in the NW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the S 1/16 corner of the West line of said Section 10, said point being a Mesa County brass cap, from which the West <sup>1</sup>/<sub>4</sub> corner of Section 10, said point being a Mesa County brass cap, bears North a distance of 1318.42 feet;  
thence along the West line of said Section 10 a distance of 220.96 feet;  
thence East a distance of 30.00 feet to the POINT OF BEGINNING;  
thence East 87.77 feet;  
thence North 346.86 feet;  
thence South 61°22' West 47.70 feet;  
thence South 61°22'30" West 52.30 feet;  
thence South 344.68 feet to the POINT OF BEGINNING.

Note: The bearing of the third to the last course of the foregoing legal description as contained in the above-referenced Warranty Deed incorrectly reads "South 61°22' West"; the correct bearing is "North 61°22' West". Therefore, the correct legal description of the real property herein conveyed is hereby corrected as follows:

A parcel of land situated in the NW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 10, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Commencing at the S 1/16 corner of the West line of said Section 10, said point being a Mesa County brass cap, from which the West <sup>1</sup>/<sub>4</sub> corner of Section 10, said point being a Mesa County brass cap, bears North a distance of 1318.42 feet;  
thence along the West line of said Section 10 a distance of 220.96 feet;  
thence East a distance of 30.00 feet to the POINT OF BEGINNING;  
thence East 87.77 feet;  
thence North 346.86 feet;  
thence North 61°22' West 47.70 feet;  
thence South 61°22'30" West 52.30 feet;  
thence South 344.68 feet to the POINT OF BEGINNING.

also known by street and number as: 2501 Highway 6 & 50, Grand Junction, Colorado 81505  
assessors schedule or parcel number: 2945-103-00-067 & 2945-103-00-068

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 grantor(s), 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 and for its 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 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 whatsoever, except all oil, gas and other minerals not owned by grantor.

The grantor(s) 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 grantor has executed this deed on the date set forth above.

b2 b3

Erasmu Muniz  
Erasmu Muniz

Sandra Muniz  
Sandra Muniz

STATE OF Colorado  
County of  Mesa

The foregoing instrument was acknowledged before me this 4 day of March, 2005, by Erasmu Muniz and Sandra Muniz

Witness my hand and official seal.  
My commission expires: 10/17/2006



Claudia D. Rossman  
Notary Public

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

Riverside Drive Parcel B-2 and B-3