2248345 BK 3875 PG 831 04/13/2005 04:39 PM ~~ Janice Ward CLKMREC Mesa Counts, CO RecFee \$5.00 SurCha \$1:00 DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated this day 2005, between Gregory F. Fisher and Debra Fisher, whose legal address is 2210 Lyn Styreet, Grand Junction, Colorado, 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 ONE THOUSAND SEVEN HUNDRED FIFTY and 00/100 DOLLARS (\$1,750.00), 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, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

A 30% undivided interest in and to:

Commencing at the North Quarter Corner of Section 8, Township 1 South, Range 1 West, Ute Meridian;

Thence North 89° 33' 08" East 746 feet;

Thence South 00° 23' 01" East 659.10 feet to the point of beginning;

Thence North 89° 55' 55" East 527.82 feet;

Thence South 00° 03' 42" East 15 feet;

Thence North 89° 55' 55" East 50.00 feet;

Thence South 00° 03' 42" East 636.09 feet;

Thence South 89° 56' 18" West 575.44 feet;

Thence North 00° 23' 01" West 651.02 feet to the point of beginning.

LESS AND EXCEPT a parcel of land conveyed to the County of Mesa in Book 1410 at Page 312 of the Office of the Clerk and Recorder, 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 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 heirs, 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 esized 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 leavilled and the same are appropriately appropriate to grant bargain sell and convey the same in manner and form as aforesid and that the same are 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 whatsoever, except all oil, gas and other minerals not owned by grantors.

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.

STATE OF COLORADO)ss. COUNTY OF MESA The foregoing instrument was acknowledged before me this // Gregory F. Fisher and Debra Fisher. Witness my hand and official seal. My commission expires: CLAUDIA D. WHEN RECORDED RETURN TO: ROSSMAN H.C. PECK & ASSOCIATES, INC. ATTN: PATTY VALDEZ

P.O. Box 480306 OF CO DENVER, CO 80248-0306 Riverside Parkway Parcel No. A-16