2281464 BK 4019 PG 14
10/20/2005 03:52 PM
Janice Ward CLK&REC Mesa County, CO
RecFee $5.00 SurChg $1.00
DocFee EXEMPT

WARRANTY DEED

NO DOCUMENTARY FEE REQUIRED

THIS DEED, dated October 18, 2005, between **Steve Voytilla** whose legal address is 2099 Desert Hill Road, Grand Junction, Colorado 81503, 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 **THIRTY EIGHT THOUSAND FIVE HUNDRED AND 00/100 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 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 parcel of land containing 7,130 square feet, (0.164 acres), more or less, identified as parcel No. E-73, more particularly described as lots 17 and 18 in Block 14 of Amended Plat of Benton Canon's First Subdivision, 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 himself and for his heirs, 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.

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.

STEVE VOYTILLA

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18 day of October, 2005, Steve Voytilla.

Witness my hand and official seal.

My commission expires: 10/17/2006

Claudia D. Rossman
Notary Public

NOTARY PUBLIC
CLAUDIA D. ROSSMAN
STATE OF COLORADO

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: CLAUDIA ROSSMAN
2529 HIGH COUNTRY COURT
GRAND JUNCTION, CO81501

RIVERSIDE PARKWAY
PARCEL E-73

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)

2280652 BK 4015 PG 651
10/17/2005 03:16 PM
Janice Ward CLK&REC Mesa County, CO
RecFee $5.00 SurChg $1.00
DocFee NO FEE

QUIT CLAIM DEED - Correction

THIS DEED, dated ***October 14, 2005*** ,
between
James L. Voytilla

of the ***City of Grand Jct*** *County of ***Mesa*** and State of
Colorado, grantor(s), and
Steve Voytilla

whose legal address is ***2099 Desert Hills Rd. Grand Junction, CO 81503***

of the ***City of Grand Jct*** County of ***Mesa*** and State of Colorado grantee(s),

WITNESS, that the grantor(s), for and in consideration of the sum of
$10.00 DOLLARS,
the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), heirs, sucessors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the ***City of Grand Jct*** County of ***Mesa*** and State of Colorado,
described as follows:
LOTS 17 AND 18 IN BLOCK 14 OF AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION, MESA COUNTY, COLORADO

This deed is being recorded to correct the legal description of the Quit Claim Deed recorded in Book 3991, Page 390, Reception No. 2275118, and to correct the legal description contained in Quit Claim Deed recorded in Book 4012, Page 848, Reception No. 2280025

also known by street and number as: ***860 Struthers***
assessor's schedule or parcel number: ***2945-231-17-017***

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benifit and behoof of the grantee(s) heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

James L. Voytilla
James L. Voytilla

STATE OF COLORADO
ss.
County of Mesa
The foregoing instrument was acknowledged before me this 17th day of October ,20 05,
by James L. Voytilla

NOTARY PUBLIC
CLAUDIA D. ROSSMAN
STATE OF COLORADO

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

Claudia D. Rossman
Notary Public

*If in Denver, insert "City and".

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

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QUIT CLAIM DEED

2275118 BK 3991 PG 390
09/14/2005 11:57 AM
Janice Ward CLK&REC Mesa County, CO
RecFee $5.00 SurChg $1.00
DocFee NO FEE

THIS DEED, dated ***September 10, 2005***, between
James L. Voytilla

of the ***City of Grand Jct.*** *County of ***MesA*** and State of Colorado, grantor(s), and
Steve Voytilla

whose legal address is ***2099 Desert Hill Rd. Grand Junction, CO 81503***

of the ***City of Grand Jct.*** County of ***Mesa*** and State of Colorado grantee(s),

WITNESS, that the grantor(s), for and in consideration of the sum of ***$10.00*** DOLLARS, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents do remise, release, sell and QUITCLAIM unto the grantee(s), heirs, sucessors and assigns forever, all the right, title, interest, claim and demand which the grantor(s) have in and to the real property, together with improvements, if any, situate, lying and being in the ***City of Grand Jct.*** County of ***Mesa*** and State of Colorado,
described as follows:
LOTS 17 & 18 BLK 14 BENTON CANON 1ST SUB

also known by street and number as: ***860 Struthers***
assessor's schedule or parcel number: ***2945-231-17-017***

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor(s), either in law or equity, to the only proper use, benifit and behoof of the grantee(s) heirs and assigns forever.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

James L. Voytilla

James L. Voytilla

STATE OF COLORADO
County of ss.
The foregoing instrument was acknowledged before me this 13 day of September, 2005, by

NOTARY PUBLIC CLAUDIA D. ROSSMAN STATE OF COLORADO

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

Claudia D. Rossman
Notary Public

*If in Denver, insert "City and".

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

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