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

WARRANTY DEED

THIS DEED, dated Atober 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.

STEVE VOYTILI

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

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this <u>18</u> day of <u>0cto ber</u>, 2005, Steve Voytilla.

Witness my hand and official seal.

My commission expires: 10/17/2006

Plandia Notary Public

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

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)

AUDIA D

OF CO

)ss.

RIVERSIDE PARKWAY PARCEL E-73

NO DOCUMENTARY FEE REQUIRED

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QU	T CLAIM DEED - C	Correction	10/17/2	2005 03:16 PM Ward CLK&REC Mesa Count
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between James L. Voytilla				NO FEE
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of the City of Grand Jct	*County of	Maaa	and State of)
of the City of Grand Jct Colorado, grantor(s), and	County of	Mesa	and State of	
Steve Voytilla				
whose legal address is 2099	Desert Hills Rd. Grai	nd Junction, CO 815	03	
of the City of Grand Jct	County of	Mesa	and State of Colo	rado grantee(s)
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LOTS 17 AND 18 IN BLOC	K 14 OF AMENDED I	PLAT OF BENTON CA	ANON'S FIRST SUBDIV	ISION, MESA COUNTY,
COLORADO				
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This form produced by: Formulation" for Windows® 800-336-1027

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of the City of Grand Jct. Colorado, grantor(s), and Stave Voytilia	*County of	MesA	and State of	
hose legal address is 2099 De	esert Hill Rd. Grand J	lunction, CO 815	03	
f the City of Grand Jct.	County of	Mesa	and State of Colo	rado grantee(s),
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