

2296597 BK 4076 PG 327
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Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated this 13 day January, 2006, between Wesley A. Bollan as to an undivided 75% interest and Cheryl A. Bollan as to an undivided 25% interest, whose legal address is 708 Struthers Avenue, Grand Junction, Colorado 81501, grantors, and The City of Grand Junction, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantors, for and in consideration of the sum of One Hundred Forty Five Thousand and 00/100 Dollars (\$145,000.00), 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:

Beginning at a point 270 feet East of the Northwest Corner of the NW ¼ SE ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence East 68 feet, thence South 170 feet, thence West 68 feet, thence North 170 feet to the Point of Beginning, City of Grand Junction.

Known by street and number as: 709 Struthers Avenue, Grand Junction, Colorado 81501.

Assessor parcel or schedule number: 2945-234-00-004

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 ensembling 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 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.

The grantors 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 grantors have executed this deed on the date set forth above.

Wesley A. Bollan
Wesley A. Bollan as to an undivided 75% interest

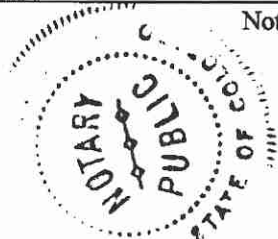
Cheryl A. Bollan
Cheryl A. Bollan as to an undivided 25% interest

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 13 day of January, 2006, by Wesley A. Bollan as to an undivided 75% interest and Cheryl A. Bollan as to an undivided 25% interest.

My commission expires: 5/11/2006
Witness my hand and official seal.

Lin Woodman
Notary Public



WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: MICHELE SPENCER
P.O. BOX 480306
DENVER, CO 80248-0306