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06/09/2005 03:23 PM
Janice Ward CLK&REC Mesa County, CO
RecFee $5.00 SurChg $1.00
DocFee EXEMPT

NO DOCUMENTARY FEE REQUIRED

WARRANTY DEED

THIS DEED, dated this 9 day June, 2005, between **Cora V. Ulibarri**, whose legal address is 1220 South 7th Street, Grand Junction, Colorado 81501, 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 NINETY-SIX THOUSAND AND 00/100 DOLLARS ($96,000.00), 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:

Lots S ½ of Lots 1, 2, 3 and 4 in Block 15, of Benton Canon's First Subdivision to the City of Grand Junction, Mesa County, Colorado

also known by street and number as:1220 South 7th Street, Grand Junction, Colorado
assessor's schedule or parcel number: 2945-231-17-005

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 herself and for her 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 whatsoever, except all oil, gas and other minerals not owned by grantor.

The grantor 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.

By: Cora V. Ulibarri
Cora V. Ulibarri

Date: June 9, 05

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9 day of June, 2005, by Cora V. Ulibarri.

Witness my hand and official seal.

My commission expires: 10/17/2006

PUBLIC CLAUDIA D. ROSSMAN STATE OF COLORADO

Claudia D. Rossman
Notary Public

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

Riverside Parkway Parcel No. E-64

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)