

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

2237518 BK 3832 PG 181  
02/08/2005 10:59 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChs \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

**THIS DEED**, dated February 8, 2005, between **THE COLORADO RIVERFRONT FOUNDATION, INC.**, a Colorado non-profit corporation, whose legal address is P.O. Box 2477, Grand Junction, Colorado 81502-2477, grantor, and **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality, whose legal address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, of the County of Mesa and State of Colorado, grantee:

NO DOCUMENTARY FEE  
REQUIRED

**WITNESS**, that the grantor, for and in consideration of the sum of **FIFTEEN THOUSAND SIX HUNDRED AND NO/100'S DOLLARS (\$15,600.00)**, 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, State of Colorado, described as follows:

**The North 1/2 of Lot 7, Block 1, South Fifth Street Subdivision,  
County of Mesa County, State of Colorado,  
LESS and EXCEPT the West 4 feet thereof.**

also known by street and number as: 930 South Fifth Street, Grand Junction, CO 81501  
assessor's schedule or parcel number: 2945-232-02-031

**TOGETHER** with all and singular the hereditaments and appurtenances thereto 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 itself and for its successors and assigns, does 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, 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 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, 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.

THE COLORADO RIVERFRONT FOUNDATION,  
INC., a Colorado non-profit corporation

By: *Brian P. Mahoney*  
Brian P. Mahoney, President

STATE OF COLORADO        )  
  )ss.  
COUNTY OF MESA         )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2005, by Brian P. Mahoney, as President of THE COLORADO RIVERFRONT FOUNDATION, INC., a Colorado non-profit corporation.

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

*Jim Woodmansee*

