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11/18/2004 10:06 AM  
Janica Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChg \$1.00  
DocFee \$7.20

WARRANTY DEED

NO DOCUMENTARY FEE  
REQUIRED

THIS DEED, dated this 15 day November 2004 between Ernesto R. Hernandez and Angelita Hernandez whose legal address is 1001 South Fifth Street, Grand Junction, Colorado 81501, 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:

WITNESS, that the grantor, for and in consideration of the sum of SEVENTY TWO THOUSAND AND NO/100'S (\$72,000.00), 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:

**A tract of land situated in the Northwest Quarter of Section 23, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: Beginning at a point which bears North 42deg.16'30" East a distance of 171.0 feet from the Southwest Corner of Lot 2, HAGGERTY'S FIRST SUBDIVISION; thence North 02deg.09' West 40.0 feet; thence West 120.5 feet; thence South 40.0 feet; thence East 120.7 feet to the Point of Beginning.**

Known by Street and Number as: 1001 South Fifth Street, Grand Junction, CO 81501

Known by Mesa County Tax Schedule Number: 2945-232-00-010

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 itself, 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 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, 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.

Ernesto R. Hernandez  
Ernesto R. Hernandez

Angelita Hernandez  
Angelita Hernandez

STATE OF COLORADO )  
) ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 15 day of November 2004, by Ernesto R. Hernandez and Angelita Hernandez

Witness my hand and official seal.



My commission expires: 5/11/2006

Jim Woodmansee  
Notary Public