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02/25/2005 12:15 PM ✓
Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChs \$1.00
DocFee \$6.20

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 24 day February 2005 between Gilbert A. Gonzales, grantor (s) 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 **SIXTY TWO THOUSAND NO/100 (\$62,000.00)**, 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 Douglas and State of Colorado, described as follows:

Beginning at a point 164 feet West and 253.5 feet South of the intersection of the North Boundary Line of the Southeast ¼ of the Northwest ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, with the West Boundary Line of Fifth (5th) Street in the City of Grand Junction; thence West 144.5 feet; thence nearly South 50 feet; thence East 153 feet; thence North 50 feet to the point of beginning.

Also know and described as:

Beginning at a point 164 feet west and 253.5 feet south of the intersection of the north boundary line of the Southeast ¼ Northwest ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, with the West Boundary Line of Fifth (5th) Street in the City of Grand Junction, thence West 153 feet, thence South 50 feet, thence East 153 feet, North 50 feet to the point of beginning.

Also known by street and number as; **940 South 4th Street, Grand Junction, Colorado**

Assessor's schedule or parcel number: **2945-232-00-006**

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.

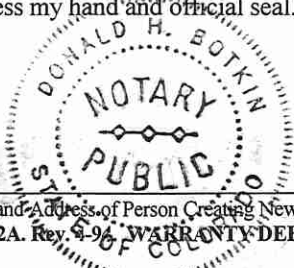
IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Gilbert A. Gonzales aka Gilberto A. Gonzales
Gilbert A. Gonzales aka Gilberto A. Gonzales

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 24th day of February 2005, by Gilbert A. Gonzales

Witness my hand and official seal.



My commission expires: 8/29/2005
Donald H. Botkin

Notary Public

Deed (Warranty) - 912 and 918 South 4th Street
- Riverside Parkway Project - Gilbert
A. Gonzales - Parcel E-2 and E-3

NOTARY FEE

THIS DEED is given by the grantor (s) as a private individual, not as a municipal corporation, under the laws of the State of Colorado.

WITNESSETH that I, the undersigned, have seen the grantor and the person or persons named as grantees in the foregoing instrument, and that they have acknowledged to me that they executed the same for the purposes and consideration therein expressed.

SEVEN HUNDRED AND NO/100 (\$700.00) Dollars, bargained, sold and conveyed to the grantees, their successors and assigns forever, all of the County of Douglas and State of Colorado.

Beginning at a point 164 feet West and 103.5 feet South of a point at which the North boundary line of the Southeast Quarter of the Northwest Quarter of Section 23, Township One South, Range One West of the Ute Meridian intersects the West line of Fifth Street in the City of Grand Junction, Colorado; Thence due West 141.5 feet; thence South with a slight variation West 50 feet; thence due East 142 feet to a point due South of the point of beginning; thence due North to beginning.

And;

Beginning at a point 164 feet West and 78.5 feet South of the intersection of the West line of Fifth Street in the City of Grand Junction, with the North line of the SE 1/4 NW 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 141 feet; thence nearly South 25 feet; thence East 141 1/2 feet, North 25 feet to the place of beginning, Mesa County Colorado

Also known by street and number as; 912 South 4th Street & 918 South 4th Street, Grand Junction, Colorado

Assessor's schedule or parcel number: 2945-232-00-002 & 2945-232-00-003

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.

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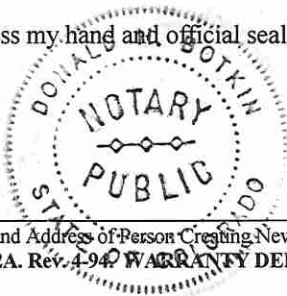
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Notary Public