

WARRANTY DEED

NO DOCUMENTARY FEE REQUIRED

THIS DEED, dated March 23, 2005, between The Mary E. Wales Revocable Trust, pursuant to Trust Agreement dated August 24, 2001, whose legal address is 1761 Palisade Street, Grand Junction, Colorado 81503, 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 FORTY THOUSAND SIX HUNDRED AND NO/100'S DOLLARS (\$40,600.00), 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:

Lot 7, Block 1, HAGGERTY'S FIRST SUBDIVISION.

also known by street and number as: 402 Noland Avenue, Grand Junction, CO 81501
assessor's schedule or parcel number: 2945-232-01-008

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, it 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 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.

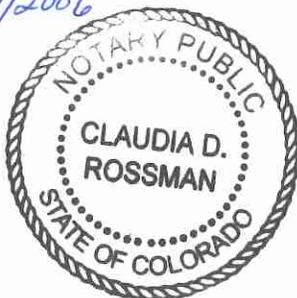
The Mary E. Wales Revocable Trust,
Pursuant to Trust Agreement dated August 24, 2001

By: Mary E. Wales
Mary E. Wales, Trustee

STATE OF COLORADO)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of March, 2005,
by Mary E. Wales, Trustee of The Mary E. Wales Revocable Trust, pursuant to Trust Agreement dated August 24, 2001.

Witness my hand and official seal.
My commission expires: 10/17/2006



Claudia D. Rossman
Notary Public

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