

2239025 BK 3837 PG 102
02/16/2005 01:04 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated February 16, 2005,
between Loretta M. Woods, now known as Loretta M. Young as to an
undivided 50% Interest, and Loretta M. Young, formerly known as Loretta
M. Woods as to an undivided 50% Interest, whose legal address is 1014
South 4th Street, Grand Junction, Colorado 81501-3722, 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 FIFTY THOUSAND AND NO/100'S
DOLLARS (\$50,000.00), 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, State of
Colorado, described as follows:

**Lot 1 in Haggerty's First Subdivision,
Mesa County, Colorado.**

**also known by street and number as: 1014 South 4th Street, Grand Junction, CO 81501
assessor's schedule or parcel number: 2945-232-01-001**

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 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 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.

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.

Loretta M. Woods 2/16/05
Loretta M. Woods, now known as Loretta M. Young
As to an undivided 50% Interest

Loretta M. Young 2/16/05
Loretta M. Young, formerly known as Loretta M. Woods
As to an undivided 50% Interest

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 16th day of February, 2005, by
Loretta M. Woods, now known as Loretta M. Young as to an undivided 50% Interest, and Loretta M. Young,
formerly known as Loretta M. Woods as to an undivided 50% Interest.

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



Tina Woodmansee
Notary Public