

WARRANTY DEED

THIS DEED, dated this 6 day April, 2005, between **Jose Arrieta and Dionicia Arrieta**, whose legal address is 445 Park Avenue, Grand Junction, Colorado, 81505, grantors, 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:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantors, for and in consideration of the sum of SIXTY SEVEN THOUSAND AND 00/100 DOLLARS (\$67,000.00), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do 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:

Beginning at a point 172 feet West and 386.5 feet South of a point at which the North boundary line of the Southeast quarter of the Northwest Quarter of Section 23, Township 1 South, Range 1 West, Ute Meridian, intersects the West boundary line of Fifth Street in the City of Grand Junction, thence West 144 feet; thence nearly South 75 feet more or less to the Haggerty Line; thence East 144 feet; thence North 75 feet more or less to the point of beginning.

also known by street and number as: **952 South 4th Street, Grand Junction, Colorado**
assessor's schedule or parcel number: **2945-232-00-009**

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 grantors, 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 grantors for themselves and for their heirs, successors and assigns, do 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, grantors are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 whatsoever, except all oil, gas and other minerals not owned by grantors.

The grantors 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 grantors have executed this deed on the date set forth above.

Jose Arrieta
Jose Arrieta

Dionicia Arrieta
Dionicia Arrieta

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 6 day of April, 2005, by Jose Arrieta and Dionicia Arrieta.

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: PATTY VALDEZ
P.O. BOX 480306
DENVER, CO 80248-0306

Riverside Parkway Parcel No. E-9