

WARRANTY DEED

NO DOCUMENTARY FEE  
REQUIRED

**THIS DEED**, dated this 16 day June, 2005, between **Teresa J. Vega and Tony A. Vega**, of the County of Maricopa and State of Arizona, grantors, 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 grantors, for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00), 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 164 feet West and 203.5 feet South of the intersection of the West line of Fifth Street with the North line of the SE ¼ NW ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, thence West 143 feet, thence South 50 feet. Thence East 143 feet, thence North 50 feet to the point of beginning, Mesa County, Colorado.**

also known by street and number as: 934 South 4<sup>th</sup> Street, Grand Junction, Colorado  
assessor's schedule or parcel number: 2945-232-00-005

**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.

Teresa J. Vega

Tony A. Vega

By: Teresa J. Vega By Michelle P. Garcia  
Michelle P. Garcia  
Attorney-in-Fact Attorney-in-Fact

By: Tony A. Vega By Michelle P. Garcia  
Michelle P. Garcia  
Attorney-in-Fact Attorney-in-Fact

STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 16 day of June, 2005, by Michelle P. Garcia, Attorney in Fact for Teresa J. Vega and Tony A. Vega.

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: SHAWN HANCOCK  
P.O. BOX 480306  
DENVER, CO 80248-0306

Riverside Parkway Parcel No. E-5

# General Power of Attorney

NOTICE: THIS IS AN IMPORTANT DOCUMENT. BEFORE SIGNING THIS DOCUMENT, YOU SHOULD KNOW THESE IMPORTANT FACTS. THE PURPOSE OF THIS POWER OF ATTORNEY IS TO GIVE THE PERSON WHOM YOU DESIGNATE (YOUR "AGENT") BROAD POWERS TO HANDLE YOUR PROPERTY, WHICH MAY INCLUDE POWERS TO PLEDGE, SELL OR OTHERWISE DISPOSE OF ANY REAL OR PERSONAL PROPERTY WITHOUT ADVANCE NOTICE TO YOU OR APPROVAL BY YOU. YOU MAY SPECIFY THAT THESE POWERS WILL EXIST EVEN AFTER YOU BECOME DISABLED, INCAPACITATED OR INCOMPETENT. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL OR OTHER HEALTH CARE DECISIONS FOR YOU. IF THERE IS ANYTHING ABOUT THIS FORM THAT YOU DO NOT UNDERSTAND, YOU SHOULD ASK A LAWYER TO EXPLAIN IT TO YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

TO ALL PERSONS, be it known that we TERESA J. VEGA and TONY A. VEGA, of the County of MARICOPA, State of ARIZONA, the undersigned Principal, do hereby make and grant a general power of attorney to MICHELLE P. GARCIA, of the County of MESA, State of COLORADO, and do thereupon constitute and appoint said individual as my attorney-in-fact/agent.

My attorney-in-fact/agent shall act in my name, place and stead in a way which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through an agent.

(NOTICE: The Principal must write his or her initials in the corresponding blank space of a box below with respect to each of the subdivisions (A) through (O) below for which the Principal wants to give the agent authority. If the blank space within a box for any particular subdivision is NOT initialed, NO AUTHORITY WILL BE GRANTED for matters that are included in that subdivision. Cross out each power withheld.)

- |     |     |  |
|-----|-----|--|
| [ ] | (A) | Real estate transactions   |
| [ ] | (B) | Tangible personal property transactions  |
| [ ] | (C) | <del>Bond, share and commodity transactions</del>  |
| [ ] | (D) | <del>Banking transactions</del>  |
| [ ] | (E) | <del>Business operating transactions</del>   |
| [ ] | (F) | <del>Insurance Transactions</del>  |
| [ ] | (G) | <del>Gifts to charities and individuals other than Attorney in Fact/Agent<br/>(If trust distributions are involved or tax consequences are anticipated,<br/>Consult an attorney.)</del>        |
| [ ] | (H) | Claims and litigation  |
| [ ] | (I) | <del>Personal relationships and affairs</del>  |
| [ ] | (J) | <del>Benefits from military service</del>  |
| [ ] | (K) | <del>Records, reports and statements</del>   |
| [ ] | (L) | <del>Full and unqualified authority to my attorney in fact/agent to delegate any or all of the<br/>foregoing powers to any person or persons whom my attorney in fact/agent shall select</del> |
| [ ] | (M) | <del>Access to safe deposit box(es)</del>  |
| [ ] | (N) | <del>To authorize medical and surgical procedures</del>  |
| [ ] | (O) | <del>All other matters</del>   |

0260387 54 3915 PG 3 of 5  
 12/22/2005 01:13 PM  
 Maricopa Court CLK/PED Mesa County  
 RecFee \$5.00 SurTax \$1.00

Other Terms: THIS POWER OF ATTORNEY IS FOR 934 SOUTH 4<sup>TH</sup> STREET, GRAND JUNCTION, CO 81501. KNOWN BY TAX SCHEDULE NUMBER 2945-232-00-005.

My attorney-in-fact/agent hereby accepts this appointment subject to its terms and agrees to act and perform in said fiduciary capacity consistent with my best interest as he/she in his/her best discretion deems advisable, and I affirm and ratify all acts so undertaken.

TO INDUCE ANY THIRD PARTY TO ACT HEREUNDER, I HEREBY AGREE THAT ANY THIRD PARTY RECEIVING A DULY EXECUTED COPY OR FACSIMILE OF THIS INSTRUMENT MAY ACT HEREUNDER, AND THAT REVOCATION OR TERMINATION HEREOF SHALL BE INEFFECTIVE AS TO SUCH THIRD PARTY UNLESS AND UNTIL ACTUAL NOTICE OR KNOWLEDGE OF SUCH REVOCATION OR TERMINATION SHALL HAVE BEEN RECEIVED BY SUCH THIRD PARTY, AND I FOR MYSELF AND FOR MY HEIRS, EXECUTORS, LEGAL REPRESENTATIVES AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS ANY SUCH THIRD PARTY FROM AND AGAINST ANY AND ALL CLAIMS THAT MAY ARISE AGAINST SUCH THIRD PARTY BY REASON OF SUCH THIRD PARTY HAVING RELIED ON THE PROVISIONS OF THIS INSTRUMENT.

EXECUTED on December 17, 2004  
Teresa J. Vega  
 Teresa J. Vega, Principal

Tony A. Vega  
 Tony A. Vega, Principal

State of ARIZONA  
 County of MARICOPA

The foregoing instrument was acknowledged before me this 17 day of December, 2004, by TERESA J. VEGA AND TONY A. VEGA, the Principals.

WITNESS my hand and official seal.

Charmin Romero  
 Notary Public

My commission expires: 10/08/2005

