

SPECIAL WARRANTY DEED

NO DOCUMENTARY FEE
 REQUIRED

THIS DEED, dated this 17 day May, 2005 between Betty Lou Jarvis as to an undivided 50% interest and William R. Jarvis, Jr. as to an undivided 16-2/3% interest and the William R. Jarvis, Jr. Trust, Established June 29, 1995 as to an undivided 33-1/3% interest, whose legal address is 2491 South Broadway, Grand Junction, Colorado 81503, 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:

WITNESS, that the grantors, for and in consideration of the sum of **THIRTY THOUSAND ONE HUNDRED and 00/100 DOLLARS (\$30,100.00)**, 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 153.5 feet South and 164 feet West of a point at which the North boundary line of the SE¹/₄ NW¹/₄ of Section 23, Township 1 South, Range 1 West of the Ute Meridian intersects the West boundary line of Fifth Street; thence West 142 feet; thence South 1° West 50 feet; thence East 143 feet; thence North 50 feet to the place of beginning.

Known by Street and Number as: 926 South 4th Street, Grand Junction, CO 81501.
 Known by Mesa County Tax Schedule Number: 2945-232-00-004.

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.

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 by, through or under grantors.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

Betty Lou Jarvis
 Betty Lou Jarvis

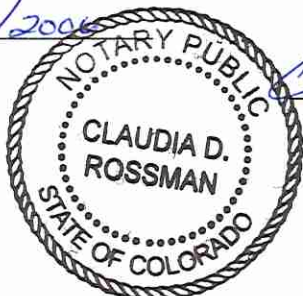
William R. Jarvis, Jr.
 William R. Jarvis, Jr.

William R. Jarvis, Jr. Trustee
 William R. Jarvis, Jr., Trustee of the
 William R. Jarvis, Jr. Trust,
 Established June 29, 1995

STATE OF COLORADO)
)ss.
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17 day of May, 2005, by Betty Lou Jarvis and William R. Jarvis, Jr. and William R. Jarvis, Jr. for William R. Jarvis, Jr. Trust, Established June 29, 1995.

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-4 REV.