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Janice Ward CLK&REC Mesa County, CO
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SPECIAL WARRANTY DEED

William R. Jarvis, Jr. Trust, Established June 29, 1995, Grantor, for and in consideration of the sum of Thirty-One Thousand Two Hundred Thirty and 00/100 Dollars (\$31,230.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

Beginning 164 feet West and 336.5 feet South of the point of intersection of the West line of Fifth Street in the City of Grand Junction with the North line of the SE¼ NW¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence West 146 feet more or less to a street running parallel with the Denver & Rio Grande tract; thence nearly South 50 feet; thence East 147 feet, more or less to an alley; thence North 50 feet to the place of beginning.

Known by Street and Number as: 950 South 4th Street, Grand Junction, CO 81501.

Known by Mesa County Tax Schedule Number: 2945-232-00-008.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor.

Executed and delivered this 30 day of Dec, 2004.

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

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of December, 2004, by William R. Jarvis, Jr., Trustee of the William R. Jarvis, Jr. Trust, Established June 29, 1995.

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

Tim Woodmansee
Notary Public

