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12/30/2004 02:21 PM  
Janice Ward CLK&REC Mesa County, C  
RecFee \$5.00 SurChg \$1.00  
DocFee EXEMPT

**SPECIAL WARRANTY DEED**

William Robert Jarvis Family Testamentary Trust, Grantor, for and in consideration of the sum of Twenty-One Thousand Five Hundred Seventy and 00/100 Dollars (\$21,570.00), 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 303.5 feet South of the intersection of the West line of Fifth Street and the North line of the SE¼ NW¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence West 145.5 feet; thence South 33 feet; thence East 146 feet; thence North 33 feet to the beginning

Known by Mesa County Tax Schedule Number: 2945-232-00-007.

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 Robert Jarvis Family Testamentary Trust, by William R. Jarvis, Jr., Trustee

State of Colorado )  
                          )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2004, by William R. Jarvis, Jr., Trustee of the William Robert Jarvis Family Testamentary Trust.

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

Jim Woodmansee  
Notary Public

