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12/30/2004 02:21 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
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SPECIAL WARRANTY DEED

Betty Lou Jarvis as to an undivided 50% interest and William Robert Jarvis Family Testamentary Trust as to an undivided 50% interest, Grantors, for and in consideration of the sum of Two Hundred Ninety Thousand Seven Hundred Fifty and 00/100 Dollars (\$290,750.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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:

Parcel No. 1: Lot 2 in Haggerty's First Subdivision, EXCEPT Beginning at the Southeast Corner of said Lot 2, thence North to the Northeast Corner of said Lot 2, thence West 22.4 feet, thence South 02°09' East 26.6 feet, thence South 23°51' East 52.9 feet to the beginning, AND EXCEPT Beginning at a point 22.4 feet West of the Northeast Corner of Lot 2 of Haggerty's First Subdivision, thence running South 02°09' East for a distance of 26.6 feet, thence running South 23°51' East for a distance of 51.9 feet to the Southeast Corner of Lot 2, thence running West for a distance of 20 feet, thence running Northwesterly to the point of beginning, known by street and number as 1007 So. 5th Street, Mesa County, Grand Junction, Colorado, and also known by Mesa County Tax Schedule Number 2945-232-01-002.

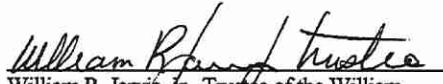
Parcel No. 2: Lot 3 in Haggerty's First Subdivision, TOGETHER WITH the N½ of vacated Noland Avenue adjacent to the subject property under that certain Ordinance of Vacation recorded November 18, 1976 in Book 1086 at Page 640, EXCEPT that part conveyed to the City of Grand Junction by instrument recorded July 24, 1972 in Book 980 at Page 385 described as follows: Beginning at the Southeast corner of said Lot 3, thence West along the South line for a distance of 13 feet, thence Northwesterly to a point 20 feet West of the Northeast corner of said Lot 3, thence East 20 feet to the Northeast corner of said Lot 3, thence South to the Point of Beginning, known by street and number as 1025 So. 5th Street, Mesa County, Grand Junction, Colorado, and also known by Mesa County Tax Schedule Number 2945-232-01-005.

Parcel No. 3: Lots 13 and 14 of Haggerty's First Subdivision, TOGETHER WITH the S½ of vacated Noland Avenue adjacent to the subject property under that certain Ordinance of Vacation recorded November 18, 1976 in Book 1086 at Page 640, EXCEPT the East 11 feet conveyed to the City of Grand Junction by instrument recorded August 27, 1973 in Book 1001 at Page 893, AND EXCEPT tract conveyed to Department of Highways, State of Colorado, by instrument recorded May 29, 1964 in Book 869 at Page 922, Reception No. 866634, Vacant land known by Mesa County Tax Schedule Number 2945-232-01-011.

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 Grantors hereby covenanting that they 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 Grantors.

Executed and delivered this 30 day of Dec, 2004.


Betty Lou Jarvis


William R. Jarvis, Jr., Trustee of the William Robert Jarvis Family Testamentary Trust

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of December, 2004,
by Betty Lou Jarvis.

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

Tim Woodmansee
Notary Public



State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 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.

Tim Woodmansee
Notary Public

