

WARRANTY DEED

THIS DEED, dated March 2, 2005, between Colorado Beverage Distributing, Inc. a Colorado corporation whose address is 2557 River Road, Grand Junction, Colorado 81505 of the County of Mesa and State of Colorado grantor(s), 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(s):

NO DOCUMENTARY FEE  
REQUIRED

WITNESS, that the grantor(s), for and in consideration of the sum of FIFTEEN THOUSAND SIX HUNDRED TEN AND NO/100 (\$15,610.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

also known by street and number as: 2557 River Road, Grand Junction, Colorado 81505  
assessors schedule or parcel number: 2945-152-05-001

TOGETHER with all and singular the hereditaments and appurtenances thereto 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 grantor(s), 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 grantor, for itself and for its successors and assigns, does 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, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and 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 grantor.

The grantor(s) 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 grantor has executed this deed on the date set forth above.

Attest:

Colorado Beverage Distributing, Inc.,  
a Colorado corporation

By: Ron L. Fowler, President

STATE OF CALIFORNIA

County of SAN DIEGO

The foregoing instrument was acknowledged before me this 2<sup>ND</sup> day of MARCH, 2005, by RON L. FAWLER as PRESIDENT of Colorado Beverage Distributing, Inc. a Colorado corporation

Witness my hand and official seal.  
My commission expires:



Meilanie Virola  
Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

Riverside Drive Parcel C-4 and PE C-4

PROPERTY DESCRIPTION

Parcel C-4

A portion of Lot 1, HIGH COUNTRY BUSINESS PARK, recorded at Book 13, Page 2710 in the Mesa County Clerk and Recorder's Office, on August 28, 1984, lying in the Northwest Quarter of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 15, (a 2 1/2" aluminum cap stamped "MESA COUNTY SURVEY MARKER C1/4-S15-LS 32824-2003"), whence the Center East Sixteenth Corner of said Section 15, (a brass cap stamped "E 1/16-S15-543-2280") bears N.89°39'43"E., a distance of 1323.38 feet;  
THENCE N30°31'50"W a distance of 2114.51 feet to the POINT OF BEGINNING;

THENCE along the northerly, northeasterly, and easterly lines of said Lot 1 the following three (3) courses:


1. N84°29'31"E a distance of 21.15 feet;
2. THENCE S40°45'26"E a distance of 167.24 feet;
3. THENCE S04°13'30"W a distance of 24.29 feet;

THENCE N40°45'18"W a distance of 194.23 feet;

THENCE N43°27'53"W a distance of 2.40 feet to the northerly line of said Lot 1, being the POINT OF BEGINNING.

Containing 3,122 square feet, (0.072 Acres), more or less.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

  
 Prepared by  
 Date: 1-25-05 24961  
 Marla Mellor McOmber, PLS 24961  
 For and on behalf of Carter & Burgess, Inc.

