

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated December 31 2004, between Robert K. Sacco and James A. Holmes, Jr. dba Surplus City Performance Center, whose legal address is 616 North 1st Street, Grand Junction, Colorado 81501-2234, 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:

2243155 BK 3853 PG 569
03/11/2005 02:29 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChs \$1.00
DocFee EXEMPT

WITNESS, that the grantor, for and in consideration of the sum of **THREE HUNDRED SEVENTY FIVE THOUSAND AND NO/100'S DOLLARS (\$375,000.00)**, 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, State of Colorado, described as follows:

Lot 1 in West Grand Subdivision, County of Mesa, State of Colorado

**also known by street and number as: 635 West Grand Avenue, Grand Junction, CO 81501
assessor's schedule or parcel number: 2945-154-32-001**

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, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

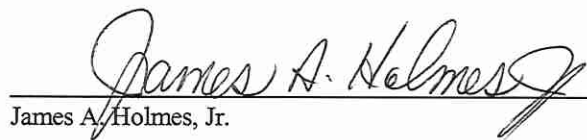
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantors, for themselves and for their heirs, successors and assigns, do covenant, grant, bargain and agree to and with the grantee, its successors and 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 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 soever, except all oil, gas and other minerals not owned by grantors.

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.

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



Robert K. Sacco



James A. Holmes, Jr.

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 31 day of December, 2004, by Robert K. Sacco and James A. Holmes, Jr. dba Surplus City Performance Center.

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


Notary Public

