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06/03/2005 03:06 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated 6/2/2005, between **Paradis/Roscoe LLC, a Colorado Limited Liability Company**, whose address is 604 Rico Way, Grand Junction, Colorado 81506, grantor, 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(s):

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of THREE HUNDRED FORTY AND 30/100 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, 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:

See Exhibit "A" for Parcel C-13, dated February 25, 2005 attached hereto and incorporated herein by reference

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 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 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.

Paradis/Roscoe, L.L.C.
a Colorado Limited Liability Company

By: Jean K. Paradis
Jean K. Paradis, Member/Co-Manager

By: Tom M. Paradis
Tom M. Paradis, Member/Co-Manager

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2 day of JUNE, 2005 by Jean K. Paradis and Tom M. Paradis as Members/Co-Managers of Paradis/Roscoe, L.L.C., a Colorado limited liability company.

Witness my hand and official seal.
My commission expires: Sept 6, 2009

Murl R. Anders
Notary Public


WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: LACHELLE HARRIS
P.O. BOX 480306
DENVER, CO 80248-0306

Riverside Parkway Parcel No. C-13

PROPERTY DESCRIPTION
Parcel C-13


A portion of Lot 1, GRAND RIVER SUBDIVISION NUMBER 2, recorded in Book 17, Page 333 on June 7, 2000 at Mesa County Clerk and Recorder's Office, lying in 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 S47°13'52"E a distance of 445.91 feet to a point on the westerly line of said Lot 1, being the POINT OF BEGINNING;

THENCE S.45°49'00"E., a distance of 18.23 feet to the southerly line of said Lot 1; THENCE S.89°39'43"W. along said southerly line, a distance of 13.00 feet; THENCE N.00°20'17"W. along the westerly line of said Lot 1, a distance of 12.78 feet to the POINT OF BEGINNING.

The above described parcel contains 0.002 acres / 83 square feet, 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: 2/25/05 24961
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter & Burgess, Inc.
