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02/08/2005 10:59 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$5.00 SurChs \$1.00  
DocFee EXEMPT

WHEN RECORDED RETURN TO:  
H.C. Peck & Associates, Inc.  
Attn: LaChelle Harris  
P.O. Box 480306  
Denver, CO 80248-0306

WARRANTY DEED

THIS DEED, dated February 7, 2005  
between Saul Reyes and Lainie Reyes, 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 FIFTY FOUR THOUSAND AND 00/100  
(\$54,000.00) DOLLARS, 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(s), 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:

Beginning at a point 164 feet West and 28.5 feet South of the point at whence the North boundary line of  
the SE ¼ NW ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian intersects the West  
boundary line of Fifth Street, Grand Junction, Colorado; Thence West 140 feet; thence South with a slight  
variation West 50 feet; thence East 141 feet to a point due South of the point of beginning; thence North  
50 feet to the point of beginning.

also known by street and number as: 910 South 4<sup>th</sup> Street, Grand Junction, Colorado  
assessor's schedule or parcel number: 2945-232-00-001

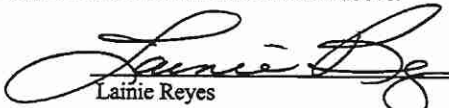
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise  
appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate,  
right, title, interest, claim and demand whatsoever of the grantor(s), either 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(s), its successors and assigns forever. The grantor(s), for themselves, their heirs and personal representatives, do  
covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensealing  
and delivery of these presents, 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

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and  
peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully  
claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

  
\_\_\_\_\_  
Saul Reyes

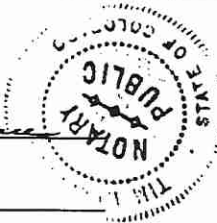
  
\_\_\_\_\_  
Lainie Reyes

State of Colorado)  
                          )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of FEBRUARY 2005, by Saul Reyes and Lainie Reyes.

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

  
\_\_\_\_\_  
Notary Public



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