

**QUIT CLAIM DEED**

**Gamble Enterprises, Inc., a Colorado corporation**, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto **The City of Grand Junction, a Colorado home rule municipality**, Grantee, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, all of the right, title and interest of Grantor in and to that certain Easement Deed and Agreement recorded in Book 3033 at Page 118, Reception No. 2043540 in the office of the Mesa County Clerk and Recorder, relating to the following described real property in the County of Mesa, State Colorado, to wit:

That part of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of Section 15, Township 1 South, Range 1 West of the Ute Meridian lying East of the County Road and South and West of the right-of-way of the Denver and Rio Grande Railroad, County of Mesa, State of Colorado

Tax Parcel Number: 2945-151-00-943 (formerly 2945-151-00-072)  
Property Address: 720 W. Grand Avenue, Grand Junction, CO 81505

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 10 day of March, 2005.

Gamble Enterprises, Inc., a Colorado corporation

By: [Signature]  
Mark L. Gamble

Title: President

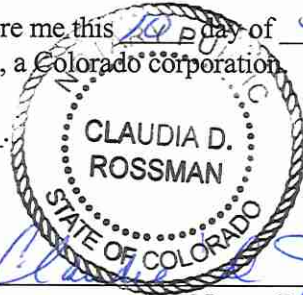
**Acknowledgment for Corporation**

State of Colorado )  
  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of March, 2005, by Mark L. Gamble, President of Gamble Enterprises, Inc., a Colorado corporation.

My commission expires: 10/17/05  
Witness my hand and official seal.

[Signature]  
Notary Public



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

Riverside Parkway Parcel C-6

WARRANTY DEED

THIS DEED, dated March 10, 2005  
between **Mark L. Gamble**, of the County of Mesa and State of  
Colorado, grantor, 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:

No Documentary Fee Required

WITNESS, that the grantor, for and in consideration of the sum of ONE HUNDRED TEN THOUSAND AND NO/100'S (\$110,000.00), 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:

That part of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of Section 15, Township 1 South, Range 1 West of the Ute Meridian lying East of the County Road and South and West of the right-of-way of the Denver and Rio Grande Railroad, County of Mesa, State of Colorado

Known by Street and Number as: 720 W. Grand Avenue, Grand Junction, CO 81505

Known by Mesa County Tax Schedule Number: 2945-151-00-943 (formerly 2945-151-00-072)

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 himself, his heirs and personal representatives, 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, 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 soever.

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.

Grantor:  
  
Mark L. Gamble

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 10 day of March, 2005, by Mark L. Gamble.

My commission expires 10/17/06  
Witness my hand and official seal.

  
  
Notary Public

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

Riverside Parkway Parcel C-6