

**QUIT CLAIM DEED**

CWOA, 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 the following described real property in the County of Mesa, State Colorado, to wit:

**Parcel No. 1:** Lot 2 in Haggerty's First Subdivision, EXCEPT Beginning at the Southeast Corner of said Lot 2, thence North to the Northeast Corner of said Lot 2, thence West 22.4 feet, thence South 02°09' East 26.6 feet, thence South 23°51' East 52.9 feet to the beginning, AND EXCEPT Beginning at a point 22.4 feet West of the Northeast Corner of Lot 2 of Haggerty's First Subdivision, thence running South 02°09' East for a distance of 26.6 feet, thence running South 23°51' East for a distance of 51.9 feet to the Southeast Corner of Lot 2, thence running West for a distance of 20 feet, thence running Northwesterly to the point of beginning,

known by street and number as 1007 So. 5<sup>th</sup> Street, Mesa County, Grand Junction, Colorado, and also known by Mesa County Tax Schedule Number 2945-232-01-002.

**Parcel No. 2:** Lot 3 in Haggerty's First Subdivision, TOGETHER WITH the N½ of vacated Noland Avenue adjacent to the subject property under that certain Ordinance of Vacation recorded November 18, 1976 in Book 1086 at Page 640, EXCEPT that part conveyed to the City of Grand Junction by instrument recorded July 24, 1972 in Book 980 at Page 385 described as follows: Beginning at the Southeast corner of said Lot 3, thence West along the South line for a distance of 13 feet, thence Northwesterly to a point 20 feet West of the Northeast corner of said Lot 3, thence East 20 feet to the Northeast corner of said Lot 3, thence South to the Point of Beginning,

known by street and number as 1025 So. 5<sup>th</sup> Street, Mesa County, Grand Junction, Colorado, and also known by Mesa County Tax Schedule Number 2945-232-01-005.

**Parcel No. 3:** Lots 13 and 14 of Haggerty's First Subdivision, TOGETHER WITH the S½ of vacated Noland Avenue adjacent to the subject property under that certain Ordinance of Vacation recorded November 18, 1976 in Book 1086 at Page 640, EXCEPT the East 11 feet conveyed to the City of Grand Junction by instrument recorded August 27, 1973 in Book 1001 at Page 893, AND EXCEPT tract conveyed to Department of Highways, State of Colorado, by instrument recorded May 29, 1964 in Book 869 at Page 922, Reception No. 866634,

Vacant land known by Mesa County Tax Schedule Number 2945-232-01-011.

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.

CWOA, Inc., a Colorado corporation

By: [Signature]  
Mark L. Gamble, President

State of Colorado )  
                          )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 10 day of March, 2005, by Mark L. Gamble, as President of CWOA, Inc., a Colorado corporation.

My commission expires: 10/17/2006  
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 E 16.5

**WARRANTY BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS: That **CWOA, Inc.**, a Colorado corporation, hereinafter "Seller", for and in consideration of the sum of TWO HUNDRED TWENTY NINE THOUSAND FIVE HUNDRED FORTY (\$229,540.00) lawful money of the United States of America, in hand paid by **The City of Grand Junction, a Colorado home rule municipality**, hereinafter "Purchaser", whether one or more, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and deliver unto Purchaser, the following described personal property now located at 1007 and 1025 Highway 50 South in the City of Grand Junction, County of Mesa and State of Colorado, to-wit:

Two (2), double faced advertising signs together with all apparatus and devices appurtenant thereto, including but not limited to, foundations, anchors, bases, poles, panels and lighting fixtures

TO HAVE AND TO HOLD the same to the Purchaser, and its successors and assigns forever. And Seller covenants and agrees to and with the Purchaser, its successors and assigns, that Seller is owner of the said property, goods and chattels and has good right and full authority to sell the same, and that Seller will warrant and defend the sale hereby made unto the Purchaser, its successors and assigns, against all and every person or persons, whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the Seller has hereunto set its hand and seal this 10 day of March, 2005.

CWOA, Inc., a Colorado corporation

By: [Signature]

Mark L. Gamble, as President

State of Colorado )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 10 day of March, 2005, by Mark L. Gamble, as President of CWOA, Inc., a Colorado corporation.

My commission expires: 10/17/06.

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 E16.5

Grantee Address  
250 N 5th St  
GJ CO 81501