

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated March 23, 2005, between Merrill C. Kennedy and Valerie J. Kennedy, as Joint Tenants, whose address is 1639 West Sherwood Drive, Grand Junction, Colorado 81501-2149, grantor(s), 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):

WITNESS, that the grantor(s), for and in consideration of the sum of TWO HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$217,500.00) 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 1115.0 feet West and 30 feet North of the Southeast Corner of the NW ¼ SW ¼ of Section 10, Township 1 South, Range 1 West of the Ute Meridian,

THENCE West 85 feet,

THENCE North 150 feet,

THENCE East 85 feet,

THENCE South 150 feet to the Point of Beginning.

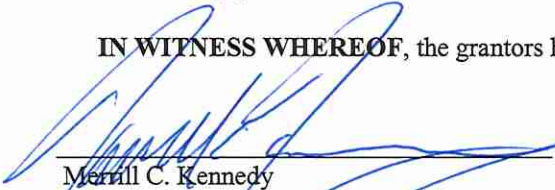
also known by street and number as: 1554 Independent Avenue, Grand Junction, Colorado 81505
assessors schedule or parcel number: 2945-103-00-072

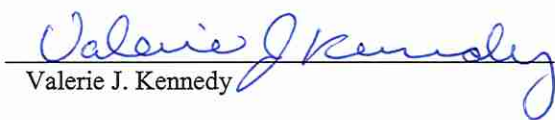
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either 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, 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 whatsoever, except all oil, gas and other minerals not owned by grantors.

The grantor(s) 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.

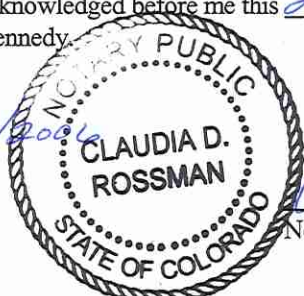

Merrill C. Kennedy
STATE OF COLORADO


Valerie J. Kennedy

County of Mesa

The foregoing instrument was acknowledged before me this 23 day of March, 2005 by Merrill C. Kennedy and Valerie J. Kennedy.

Witness my hand and official seal.
My commission expires: 10/17/2006




Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)
WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: LACHELLE HARRIS
P.O. BOX 480306
DENVER, CO 80248-0306

Riverside Drive Parcel No. B-14