

SPECIAL WARRANTY DEED

THIS DEED, made this 27th day of December, 2017 between **Western Hospitality, LLC, a Colorado Limited Liability Company**, of the County of Mesa and State of Colorado, grantor(s), and **City of Grand Junction, a Colorado Home Rule Municipality** whose legal address is 250 N. 5th Street, Grand Junction, CO 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 THOUSAND AND 00/100 DOLLARS (\$200,000.00)**, 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(s), his/her heirs, and assigns forever, , all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

Lots 1 through 16, both inclusive in Block 142 of CITY OF GRAND JUNCTION, County of Mesa, State of Colorado

also known by street and number as: **261 Ute Avenue, Grand Junction, CO 81501**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and 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), his/her heirs, and assigns forever. The grantor(s), for himself/herself, his/her heirs, and personal representatives or successors, does covenant and agree that **THEY** shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his/her heirs, and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s), subject to general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

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


Kevin Reimer-Manager/Member for Western Hospitality, LLC,
A Colorado Limited Liability Company

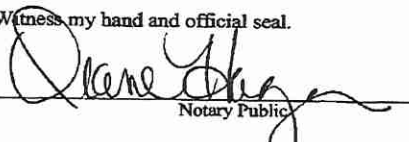
STATE OF COLORADO }
COUNTY OF Mesa } ss.

The foregoing instrument was acknowledged before me this December 27, 2017, by **Kevin Reimer-Manager/Member for Western Hospitality, LLC, a Colorado Limited Liability Company.**

My Commission expires:

Witness my hand and official seal.

DIANE HAGEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20024024054
My Commission Expires July 29, 2018


Notary Public