

WARRANTY DEED

THIS DEED is dated October 31st, 2012 and is made between The Arbors at Grand Junction LLC, the "Grantor," a corporation duly organized and existing under and by virtue of the laws of the State of Colorado and the City of Grand Junction, the "Grantee," a Colorado Municipal Corporation, whose address is 250 North 5th Street, Grand Junction, Colorado; 81501

WITNESS, that the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and its successors and assigns forever, all the real property, together with any improvements thereon, located in the County of Mesa and the State of Colorado, described as follows:

Tract 1-B, Arbors Filing 2A

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, the reversions, rents, remainders, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; and **TOGETHER with an assignment of all rights of the Declarant under and pursuant to the Declaration of Covenants, Conditions and Restrictions for Arbors Subdivision, Filing One, as amended.**

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and its successors and assigns forever.

The Grantor for itself and its successors and assigns does covenant, grant, bargain and agree to and with the Grantee and its successors and assigns: that at the time of the ensealing and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance in law and in fee simple; and has good right, full power and lawful 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.

And the Grantor shall and will **WARRANT THE TITLE AND DEFEND** the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and its successors and assigns against all and every person or persons claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by a duly authorized signator thereof.

GRANTOR:

The Arbors at Grand Junction, LLC

By: L. John Davis

Name: L. John Davis

Its: manager

COUNTY OF MESA)
) ss
STATE OF COLORADO)

The foregoing instrument was subscribed and sworn to before me this 31st day of October, 2012 by L. John Davis Kim C. Kerk.

My commission expires: 04/14/2014

Kim C. Kerk

Notary Public

GRANTEE:

City of Grand Junction

[Signature]
Rich Englehart, City Manager

My Commission Expires 04/14/2014



COUNTY OF MESA)
) ss
STATE OF COLORADO)

The foregoing instrument was subscribed and sworn to before me this 8 day of ~~October~~ November, 2012 by Richard Englehart.

My commission expires: 12/29/13

Cassandra L. Kingman
Notary Public

