

**RETURN RECORDED DOCUMENT TO:**

Mesa County, a Political Subdivision in the State of Colorado  
P.O. Box 20,000, Grand Junction, CO 81502

Document Fee: \$0.00

**GENERAL WARRANTY DEED**

**THIS GENERAL WARRANTY DEED**, dated 30th day of March, 2023, is made between **Faith Heights, a Colorado non-profit corporation** ("Grantor"), duly organized and existing under the laws of the State of Colorado

AND

**Mesa County, a Political Subdivision in the State of Colorado** ("Grantee"), duly organized and existing under the laws of the State of Colorado, whose legal address is P.O. Box 20,000, Grand Junction, CO 81502-5001.

**WITNESS**, that the Grantor(s), for and in consideration of **EIGHT MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS (\$8,600,000.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, and convey unto the Grantee, and the heirs, successors and assigns of the Grantee forever, all the real property, together with fixtures and improvements located thereon, if any, situate, lying and being in the County of **Mesa** and State of Colorado, described as follows:

**Lot 2 of  
FOR HIM SUBDIVISION,  
County of Mesa, State of Colorado**

ALSO KNOWN AS: **600 28 1/4 Road, Grand Junction, CO 81506**

**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 in 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, and the heirs, successors and assigns of the Grantee forever. The Grantor, for the Grantor and the heirs, successors and assigns of the Grantor, warrants title to the same, subject to the Statutory Exceptions. Any and all obligations of either Grantor or Grantee shall survive closing and not be deemed by the doctrine of merger or otherwise to be extinguished by operation of this deed.

EXECUTED AND DELIVERED by Grantor on the date first set forth above.

**Faith Heights, a Colorado non-profit corporation**

By: John Cappelto, as President

State of : **Colorado**

County Of **Mesa**

SS.



The foregoing instrument was subscribed, sworn to, and acknowledged before me this **March 30, 2023**, by **John Cappelto, as President of Faith Heights, a Colorado non-profit corporation**

My Commission expires:

TAMARA MARIE HEINE CALDWELL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20044030014  
My Commission Expires August 26, 2024

Witness my hand and official seal.

Tamara Marie Heine Caldwell

Notary Public

**\*\*If tenancy is unspecified, the legal presumption shall be tenants in common (C.R.S. 38-31-101)**