



**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee  
Date: December 27, 2016  
\$ 11.50

THIS DEED, made on December 29, 2016 by THE IVAN & PAULINE GREEN FAMILY TRUST, DATED 10-3-96 Grantor(s), of the County of MESA and State of COLORADO for the consideration of (\$115,000.00) \*\*\* One Hundred Fifteen Thousand and 00/100 \*\*\* dollars in hand paid, hereby sells and conveys to MILLS THOMAS BARLOW Grantee(s), whose street address is 2042 F 3/4 RD GRAND JUNCTION, CO 81507, County of MESA, and State of COLORADO, the following real property in the County of Mesa, and State of Colorado, to wit:

LOT 3 OF GREEN TRUST MINOR SUBDIVISION, COUNTY OF MESA, STATE OF COLORADO.

NOTE: THE ABOVE LEGAL DESCRIPTION IS REAL PROPERTY ONLY AND DOES NOT INCLUDE MANUFACTURED HOUSING.

also known by street and number as: 993 19 RD FRUITA CO 81521

with all its appurtenances and warrants the title to the same, subject to general taxes for the year 2016 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.2) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.3) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other DEED OF TRUST RECORDED FEBRUARY 19, 2004 IN BOOK 3590 AT PAGE 320 UNDER RECEPTION NO. 2177681.

THE IVAN & PAULINE GREEN FAMILY TRUST DATED 10-3-96

Ivan Green  
IVAN GREEN, AS TRUSTEE

Pauline J. Green  
PAULINE J. GREEN, AS TRUSTEE

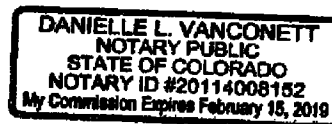
State of COLORADO )

County of MESA )

) ss.  
)

The foregoing instrument was acknowledged before me on this day of December 29, 2016 by IVAN GREEN AND PAULINE J. GREEN, AS TRUSTEES OF THE IVAN & PAULINE GREEN FAMILY TRUST DATED 10-3-96

Danielle J. VanConett  
Notary Public  
My commission expires 2/15/2019



County of Mesa

When Recorded Return to: MILLS THOMAS BARLOW  
2042 F 3/4 RD GRAND JUNCTION, CO 81507

