



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

State Documentary Fee  
Date: November 05, 2013  
\$ 32.17

**THIS DEED**, made on **November 05, 2013** by **MELVIN A. WEAVER** Grantor(s), of the County of **MESA** and State of **COLORADO** for the consideration of **(\$321,728.00) \*\*\* Three Hundred Twenty One Thousand Seven Hundred Twenty Eight and 00/100 \*\*\*** dollars in hand paid, hereby sells and conveys to **RICHARD J. BEDOW** Grantee(s), whose street address is **966 19 ROAD FRUITA, CO 81521**, County of **MESA**, and State of **COLORADO**, the following real property in the County of **Mesa**, and State of **Colorado**, to wit:

**PARCEL A OF WEAVER SIMPLE LAND DIVISION, TOGETHER WITH AN EASEMENT FOR ACCESS OVER THAT PORTION OF PARCEL B OF WEAVER SIMPLE LAND DIVISION SHOWN ON THE PLAT OF SAID SIMPLE LAND DIVISION AND LABELED THEREON AS 'ACCESS EASEMENT APPURTENANT TO PARCEL A FULL LENGTH AND WIDTH OF "FLAG POLE" ', COUNTY OF MESA, STATE OF COLORADO.**

also known by street and number as: **966 19 RD FRUITA CO 81521**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2013 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 8.1) 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 8.2) 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 NONE*

  
\_\_\_\_\_  
**MELVIN A. WEAVER**

State of **COLORADO**

)  
) ss.  
)

County of **MESA**

The foregoing instrument was acknowledged before me on this day of **November 05, 2013**  
by **MELVIN A. WEAVER**

  
\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

**DANYA M. POTTS**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20004035620  
My Commission Expires January 5, 2017

When Recorded Return to: **RICHARD J. BEDOW**  
**966 19 ROAD FRUITA, CO 81521**