

BILL OF SALE

Iron Wheel Estates Filing 1
Development Name

KNOW ALL MEN BY THESE PRESENTS, that Bookcliff Orchard, LLC AND Bookcliff Orchard, LLC (Property Owner Name AND Developer Name) of the County of Mesa, State of Colorado (Seller), for and in good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold and by these presents does grant and convey unto the City of Fruita, Colorado, a municipal corporation (Buyer), its successors and assigns, the following property, goods and chattels, to wit:


Type of Improvement	Description	Quantity	Measurement	City Use
Streets				
Interior to subdivision	Iron drive, rusty rivet dr, tungsten way, and all alley improvements (1480 Lineal feet)	3244	Lineal feet	
Offsite street improvements	19 Rd widening	2220	Lineal feet	
Curbs, gutters and sidewalk	Iron drive, rusty rivet dr, tungsten way	5128	Lineal feet	
Street signs	Assumes 6 street name signs	18	Each	
Street lights		17	Each	
Storm Sewer				
Lines		3174	Lineal feet	
Inlets		16	Each	
Other	junction strucs, fes, storm mhs, outlet struc	21		
Sewer Lines and Appurtenances:				
Lines, Mains		4599	Lineal feet	
Manholes		15	Each	
Other	Service laterals			
Open Space dedicated to City				
Land			Acres	
Improvements				


Transferred FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES located at:

953 19 Rd, Fruita CO 81521

TO HAVE AND TO HOLD the same unto the said Buyer, its successors and assigns, forever. The said Seller covenants and agrees to and with the Buyer, its successors and assigns, to WARRANT AND DEFEND the sale of said property, goods and chattels, against all and every person or persons whomever. When used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Seller has executed this Bill of Sale this 19 day of April, 2022.


Signature of Seller - Property Owner


Signature of Seller - Developer

STATE OF COLORADO)
)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 19 day of April, 2022 by Garrett Davis (Sellers name).

WITNESS MY HAND AND OFFICIAL SEAL
My Commission Expires: 07/27/2025

Notary Public: Adam Asgari

