

SPECIAL WARRANTY DEED

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, a public school district duly organized and validly existing under the laws of the State of Colorado, Grantor, whose legal address is 2115 Grand Avenue, Grand Junction, Colorado 81501, who is the fee simple owner of that certain real property located in Mesa County, Colorado and described in Exhibit A, for and in consideration of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey, a fee simple interest to **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the tract or parcel of land described in the attached Exhibit B and depicted in the attached Exhibit C, which exhibits are incorporated herein by this reference, containing 19,679 SQ FT (0.452 Acres), more or less, for public right-of-way purposes;

TO HAVE AND TO HOLD the premises described above, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, and Grantor hereby covenants that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against all persons claiming the whole or any part thereof, by, through or under the Grantor and not otherwise, except for those restrictions, covenants, easements and other encumbrances set forth on Exhibit D attached hereto.

Executed and delivered this 14th day of February, 2019.

GRANTOR: MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

Phillip Onofrio
Phillip Onofrio
Chief Operating Officer

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of February, 2019 by Philip Onofrio as Chief Operating Officer of Mesa County Valley School District No. 51.

My commission expires 10/24/19.
Witness my hand and official seal.



Christine Fleck
Notary Public

ACKNOWLEDGEMENT AND CONSENT:

The undersigned as holders of a Right of First Offer recorded at Reception # 2820240, Mesa County Clerk & Recorder, hereby acknowledges and consents to the granting of the property described herein.

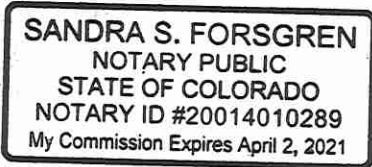
Darlyne Merkel
Darlyne Merkel

William Merkel
William Merkel

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of February, 2019 by Darlyne Merkel.

My commission expires 4/2/2021.
Witness my hand and official seal.

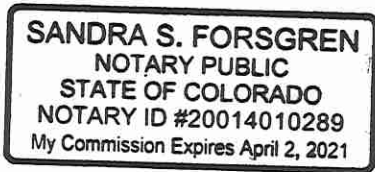


Sandra S. Forsgren
Notary Public

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of February, 2019 by William Merkel.

My commission expires 4/2/2021.
Witness my hand and official seal.



Sandra S. Forsgren
Notary Public

EXHIBIT A

A tract of land located in a part of the SW1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

Beginning at the Southwest corner of said Section 2;
thence South $89^{\circ}55'35''$ East along the South line of the SW1/4 of said Section 2, a distance of 130.00 feet;
thence North $00^{\circ}04'25''$ East 30.00 feet;
thence along the arc of a curve to the left whose radius is 25.00 feet and whose long chord bears North $45^{\circ}04'25''$ East 35.35 feet;
thence along the arc of a curve to the right whose radius is 135.00 feet and whose long chord bears North $17^{\circ}47'25''$ East 82.16 feet;
thence North $00^{\circ}04'25''$ East 85.00 feet to the North boundary of Willowbrook Subdivision Replat;
thence along said North boundary by the following six (6) courses and distances:
(1) North $66^{\circ}11'25''$ East 177.17 feet;
(2) North $89^{\circ}55'35''$ East 140.00 feet;
(3) North $67^{\circ}34'25''$ East 100.00 feet;
(4) North $87^{\circ}04'25''$ East 300.00 feet;
(5) South $77^{\circ}46'35''$ East 101.49 feet;
(6) North $76^{\circ}03'34''$ East 175.09 feet to the Northeast corner of said Willowbrook Subdivision Replat;
thence North $00^{\circ}03'11''$ East 25.76 feet;
thence North $75^{\circ}07'19''$ East 178.59 feet to a point on the East line of the W1/2 SW1/4 of said Section 2;
thence North $00^{\circ}02'13''$ East along said East line W1/2 SW1/4 of said Section 2 a distance of 36.78 feet;
thence North $85^{\circ}29'33''$ East 169.12 feet;
thence North $70^{\circ}00'23''$ East 492.48 feet;
thence North $16^{\circ}11'21''$ East 95.45 feet to a point of the West line of the NE1/4 SE1/4 SW1/4 of said Section 2;
thence North $00^{\circ}01'42''$ East along said West line NE1/4 SE1/4 SW1/4 of said Section 2 a distance of 436.08 feet to a point on the southerly Right-of-Way of the Grand Valley Canal;
thence along said southerly and the westerly Right-of-Way of the Grand Valley Canal by the following eleven(11) courses and distances;
(1) North $78^{\circ}04'46''$ West 194.26 feet;
(2) South $89^{\circ}45'10''$ West 65.42 feet;
(3) North $62^{\circ}33'41''$ West 70.46 feet;
(4) North $36^{\circ}54'29''$ West 50.57 feet;
(5) North $15^{\circ}37'34''$ West 97.57 feet;
(6) North $35^{\circ}49'10''$ West 49.13 feet;
(7) North $08^{\circ}01'50''$ West 84.40 feet;
(8) North $07^{\circ}07'57''$ East 38.78 feet;
(9) North $23^{\circ}14'00''$ West 43.30 feet;
(10) North $31^{\circ}43'12''$ West 164.68 feet;
(11) North $16^{\circ}17'28''$ West 252.99 feet;
thence South $89^{\circ}55'47''$ West 282.83 feet to a point on the easterly boundary of Northridge Estates Filing No. Three;
thence South $00^{\circ}03'06''$ West along said easterly boundary of Northridge Estates Filing No. Three 660.78 feet to the Southeast corner of Lot 16, Block 2 of said Northridge Estates Filing No. Three;
thence North $89^{\circ}59'16''$ West 125.24 feet;
thence South $00^{\circ}00'00''$ East 11.00 feet;
thence North $89^{\circ}59'16''$ West 111.25 feet;
thence North $00^{\circ}00'00''$ East 11.00 feet;
thence North $89^{\circ}59'16''$ West 31.23 feet;
thence South $00^{\circ}03'21''$ West 300.00 feet;
thence North $89^{\circ}59'16''$ West 200.00 feet to a point on the easterly boundary of Northridge Estates Filing No. Two;

thence South $00^{\circ}03'21''$ West along said easterly boundary 356.43 feet to the Southwest corner of Lot 14, Block 5 of said Northridge Estates Filing No. Three;
thence North $89^{\circ}57'28''$ West 328.76 feet to the Southwest corner of Lot 1, Block 5 of said Northridge Estates Filing No. Two;
thence North $89^{\circ}56'54''$ West 310.94 feet to the Southwest corner of Lot 1, Block 1 of Northridge Estates Filing No. One;
thence South $67^{\circ}33'05''$ West 375.10 feet to a point on the West line SW1/4 of said Section 2;
thence South $00^{\circ}03'11''$ West 512.48 feet along said West line SW1/4 of said Section 2 to the Point of Beginning;

TOGETHER WITH that part of vacated North Bluff Drive by instrument recorded August 10, 1990 at Book 1798 in Page 779 and also at Reception No. 1548684;

EXCEPT that part of Northridge Estates Filing No. One and Two dedicated as streets;

AND EXCEPT three parcels of land conveyed to the City of Grand Junction by instrument recorded May 13, 1988, in Book 1692 at Page 932, as shown as parcels RW-33, RW-33A and RW-33B therein. County of Mesa, State of Colorado

EXHIBIT B

RIGHT OF WAY

Right of Way located within the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said Right of Way lying entirely within a parcel of land described and recorded at Reception No: 2820232 at the Mesa County Clerk and Recorders Office and being more particularly described as follows:

Commencing at the South Center Sixteenth Corner of said Section 2 whence the South Quarter corner of said Section 2 bears $S00^{\circ}01'12''W$ with all bearings being relative thereto; thence $S75^{\circ}23'43''W$, a distance of 679.80 feet to the Point Of Beginning and the Easterly property line; thence along the property line $S00^{\circ}01'42''W$, a distance of 394.59 feet to a property corner; thence along the property line $S16^{\circ}11'21''W$, a distance of 95.45 feet to a property corner; thence along the property line $S70^{\circ}00'23''W$, a distance of 18.55 feet; thence leaving property line $N00^{\circ}01'42''E$, a distance of 467.44 feet; thence $N60^{\circ}14'21''E$, a distance of 50.70 feet to the Point of Beginning.

Said description contains an area of 19,679 SQ FT (0.452 Acres) more or less, as described herein and illustrated on Exhibit "B".

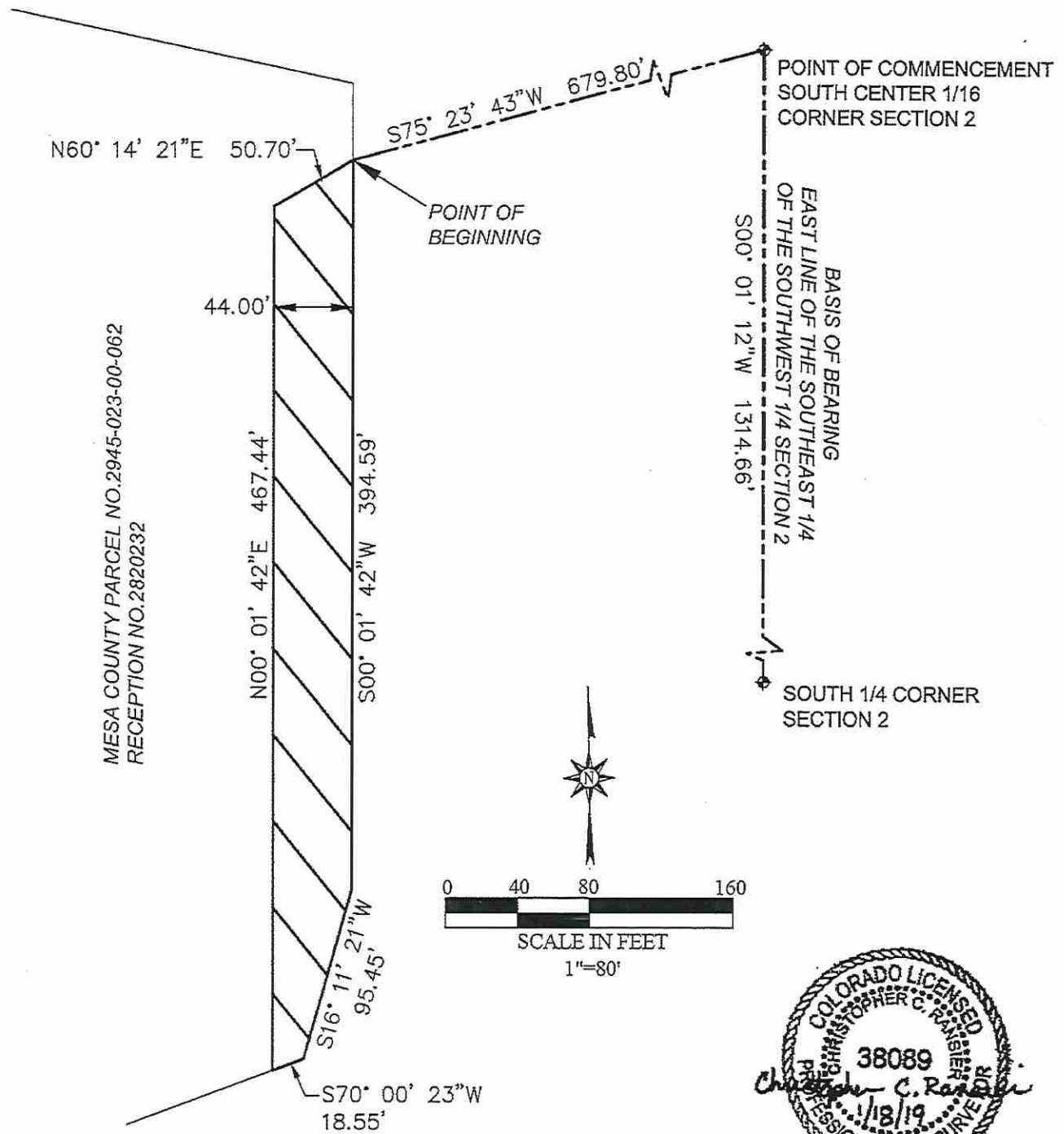
This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506



EXHIBIT C

RIGHT OF WAY

Located within the SW 1/4 of Section 2, Township 1 South, Range 1 West, Ute Meridian,
City of Grand Junction, County of Mesa, State of Colorado



*This Exhibit is not intended to be used for establishing
or verifying property boundary lines.
*Linear units are in U.S. Survey Feet.

CHRISTOPHER C. RANSIER
CO PLS 38089
717 CENTAURI DRIVE
GRAND JUNCTION, CO 81506

EXHIBIT D ENCUMBRANCES

1. a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
2. Water rights, claims or title to water, of any, except those shares in Grand Valley Irrigation Company, conveyed by Grantor this day to Grantee.
3. Taxes for the year 2019 and future years not yet due and payable.
4. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservations of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded November 22, 1907 at Reception No. 71111.
5. Any rights, easements, interests or claims which may exist by reason of or reflected by the following facts shown on the (draft)(ALTA/NSPS Land Title Survey by Christopher C. Ransier, dated November 2, 2017, Job No. 1590217:
 - a) Right of way for Ranchman's Ditch over the south side of subject property.
 - b) dirt road.
 - d) underground sewer line.
6. Access easements set forth by instrument recorded November 3, 1971 at Reception No. 1014084.
7. Right of Access Agreement by and between Juniper Ridge Building Corporation and Darlyne W. Merkel recorded November 6, 2017 at Reception No. 2820233.