

WARRANTY DEED

This Warranty Deed made this 23RD day of JUNE, 2020 by and between **2751 Riverside Properties, LLC, Grantor** whose mailing address is 2751 Riverside Parkway, Grand Junction, CO 81501, who is the owner of a parcel of land located at 2751 Riverside Parkway, Grand Junction, CO 81501, as recorded in Reception No. 2871969, Public records of Mesa County, Colorado, 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 to the **City of Grand Junction, a Colorado home rule municipality (Grantee)** whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

A tract of land situated in the Northwest Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 24 from whence the East Sixteenth Corner of the North Line of said Section 24 bears S89°59'20"E a distance of 1311.08 feet; thence S89°59'20"E along the North Line of said Section 24 a distance of 132.00 feet; thence S0°09'36"W a distance of 30.00 feet to the Northeast Corner of that property as described at Reception Number 2871969 of the Mesa County Records and the Point of Beginning; thence S0°09'36"W along the East Line of said property a distance of 25.00 feet; thence N89°59'20"W a distance of 99.28 feet to the West Line of said property; thence the following three (3) courses and distances along said property:

1. N0°02'02"E a distance of 10.98 feet;
2. N46°13'49"E a distance of 20.26 feet;
3. S89°59'20"E a distance of 84.71 feet to the Point of Beginning.

Containing 2,380 acres, more or less, as described herein and depicted on **Exhibit A**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, 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, the said Grantor hereby covenanting it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 23 day of June, 2020.

GRANTOR:

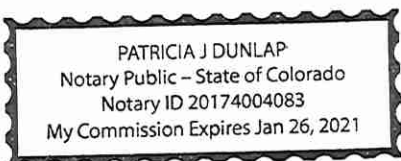
2751 Riverside Properties, LLC

Timothy Scott Manuppella
Timothy Scott Manuppella, Manager of
2751 Riverside Properties, LLC

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of June, 2020 by Timothy Scott Manuppella, as Manager of 2751 Riverside Properties, LLC.

My commission expires Jan. 26, 2021.
Witness my hand and official seal.



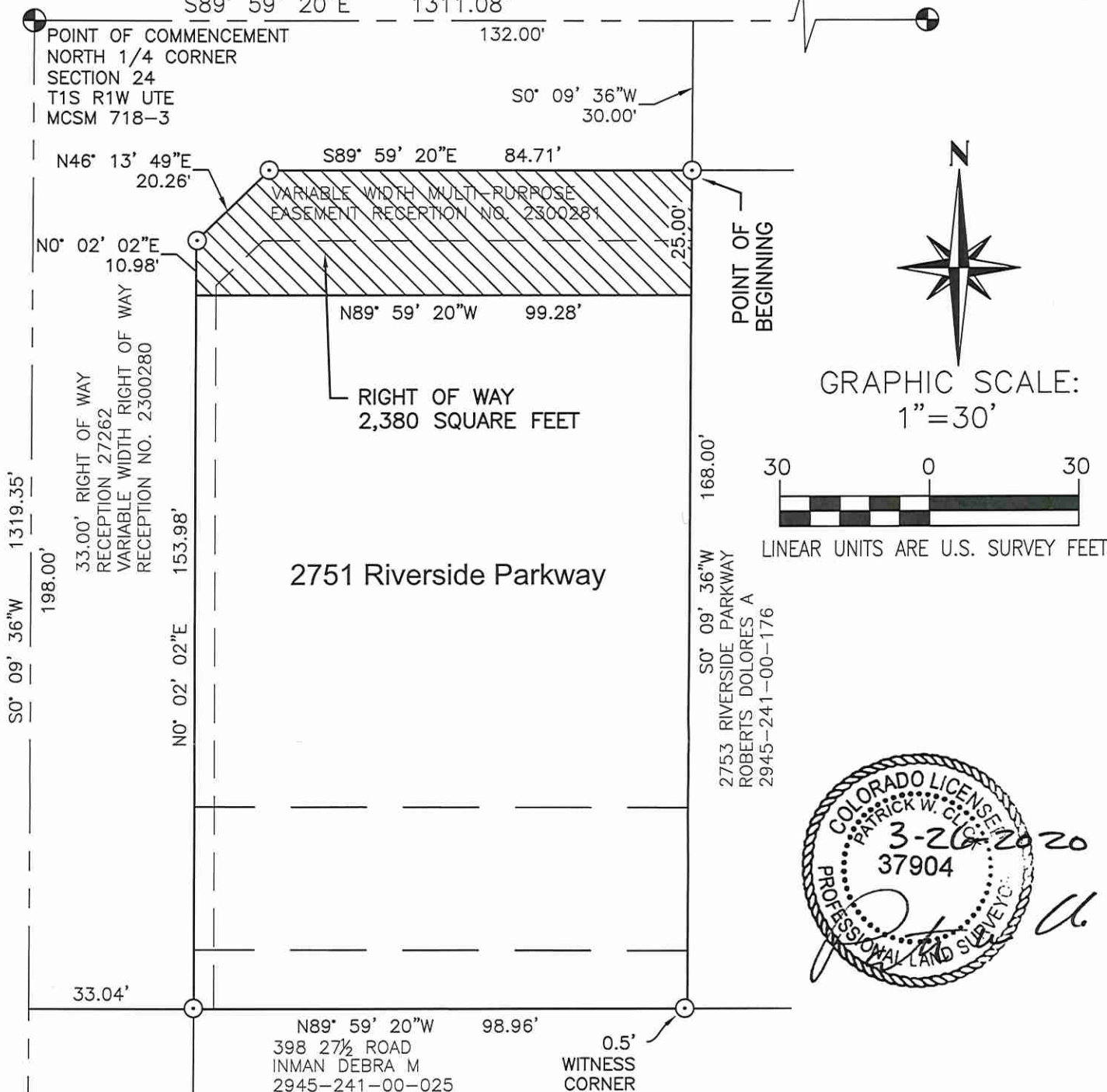
Patricia J Dunlap
Notary Public

EXHIBIT A

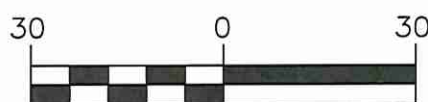
RIVERSIDE PARKWAY

FOUND MCSM No. 147-1
EAST $\frac{1}{8}$ CORNER
SECTIONS 13 & 24
T1S, R1W, UTE

NORTH LINE, NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ SECTION 24
S89° 59' 20"E 1311.08'



GRAPHIC SCALE:
1" = 30'



LINEAR UNITS ARE U.S. SURVEY FEET



LEGAL DESCRIPTION SKETCH
ROAD RIGHT OF WAY
2751 RIVERSIDE PARKWAY
SECTION 24, T1S, R1W, UTE MERIDIAN
MESA COUNTY, COLORADO.

POLARIS SURVEYING
PATRICK W. CLICK P.L.S. 3194 MESA AVE. #B
GRAND JUNCTION, CO 81504
PHONE(970)434-7038