RECEPTION#: 2949833 10/29/2020 11:06:50 AM, 1 of 3 Recording: \$23.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

Statement of Authority

The undersigned hereby executes this Statement of Authority, pursuant to the provisions of Section 38-30-172, C.R.S., on behalf of **2751 Riverside Properties**, **LLC** an entity other than an individual, capable of holding title to real property ("Entity"), and states as follows:

1. The Entity is a Limited Liability Company formed and existing under the laws of the following

| | governmental authority STATE OF COLORADO (state the type of entity and the state, country or other governmental authority under whose laws it was formed. Example: a Limited Liability Company formed and existing under the laws of Colorado) |
|---|---|
| 2. | If formed under a governmental authority other than the State of Colorado, state the name under which the Entity has filed with the Colorado Secretary of State |
| 3. | The Entity's mailing address is: 126 BURNS DRIVE GRAND Jct. Co. 81503. |
| 4. | The name of the person or persons, or the position or positions, of the Entity authorized to execute instruments on behalf of the Entity to convey, encumber or otherwise affect the title to real property is/are: Seatt Maypella |
| | If ALL names or positions provided here are required for authority, please check this box. If box is not checked, then only one of the names or positions provided is necessary for execution of instruments on Entity's behalf. |
| 5. | The limitations upon the authority of the person or persons named above to bind the Entity are as follows: |
| 6. | Other matters concerning the manner in which the Entity deals with any interest(s) in real property are: Von e |
| This Statement of Authority amends or replaces any prior Statement of Authority executed on behalf of the Entity. | |
| EX | TECUTED this 23 day of June, 2020. |
| ENTITY: 2751 Riverside Properties, LLC | |
| BY | Print Name: TIMOTHY Scott Manuffella As_ Of 2751 Riverside Properties, LLC |
| | ATE OF COLORADO)) ss. OUNTY OF MESA) |
| 202 Riv Wi | e foregoing instrument was acknowledged before me this 23 day of June 20, by Timothy Scott Manupella as Manager of 2751 verside Properties, LLC. thess my hand and official seal. vecommission expires: Jan. 24, 2021 PATRICIA J DUNLAP Notary Public - State of Colorado Notary ID 20174004083 My Commission Expires Jan 26, 2021 |

WARRANTY DEED

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:

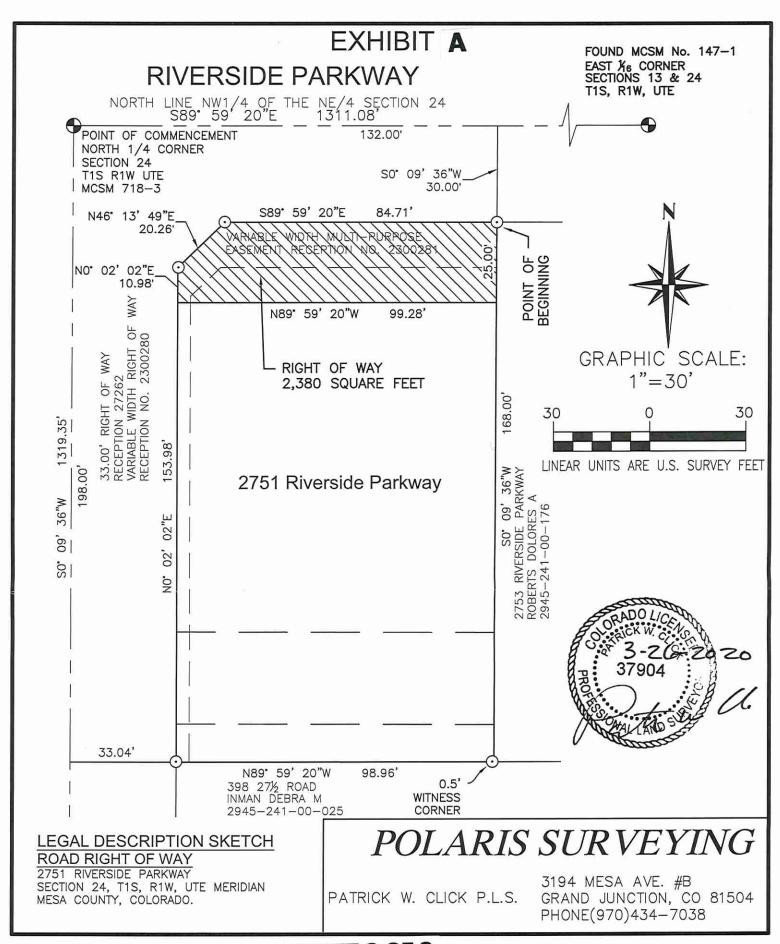
- 1. N0°02'02"E a distance of 10.98 feet;
- 2. N46°13'49"E a distance of 20.26 feet;
- 3. S89°59′20″E a distance of 84.71 feet to the Point of Beginning.

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.

| against the lawful claims and demands of all persons whomsoever. | | |
|---|--|--|
| Executed and delivered this 23 day of June, 20 20. | | |
| GRANTOR: 2751 Riverside Properties, LLC Simulation Timothy Scott Manuppella, Manager of 2751 Riverside Properties, LLC | | |
| State of Colorado))ss County of Mesa) | | |
| The foregoing instrument was acknowledged before me this <u>23</u> day of <u>June</u> , 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 - State of Colorado Notary ID 20174004083 My Commission Expires Jan 26, 2021 | | |
| SHEET 1 OF 2 | | |

Description written by: Patrick W. Click, PLS#37904, 3194 Mesa Avenue #B, Grand Junction, CO 81504



SHEET 2 OF 2