

## WARRANTY DEED

**FIVE STAR HOMES AND DEVELOPMENT INC., a Colorado Corporation, Grantor**, whose mailing address is, P.O. Box 630, Clifton, CO 81520-0630, owner of a parcel of land located at 716 25 Road, Grand Junction, CO 81505, as recorded at Reception No. 2855663, 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 do 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:

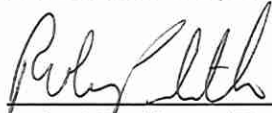
Containing 4672 Sq. feet (0.11 acres), more or less, as described in **Exhibit A** and depicted on **Exhibit B**, attached hereto and incorporated herein by reference.

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 is hereby covenanting they 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 2 day of August, 2021.

**GRANTOR:**

FIVE STAR HOMES AND DEVELOPMENT INC.,  
a Colorado Corporation.

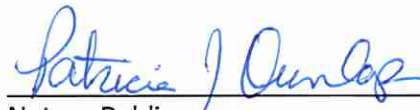
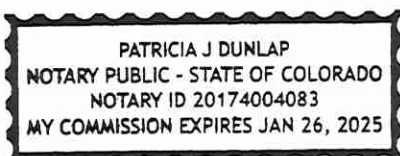


Robert Padilla, as Treasurer

State of Colorado            )  
  )ss  
County of Mesa             )

The foregoing instrument was acknowledged before me this 2 day of August, 2021 by Robert Padilla, as Treasurer of FIVE STAR HOMES AND DEVELOPMENT INC., a Colorado Corporation.

My commission expires Jan. 26, 2025.  
Witness my hand and official seal.

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

## EXHIBIT A

A parcel of land for roadway, utility and all other public purposes across a parcel of land known as Lot 45 of the Pomona Park Subdivision as recorded at Reception Number 12485, City of Grand Junction, County of Mesa, State of Colorado, situated in the Northeast 1/4 of Southwest 1/4 of the Southwest 1/4 of Section 34, Township 1 North, Range 1 West, Ute Meridian, said parcel being more particularly described as follows:

Commencing at the West 1/16 corner on the south line of said Section 34, monumented with a 2.25" brass cap marked MESA COUNTY SURVEY MARKER, whence the southwest corner of said Section 34, monumented with a 3.25" aluminum cap marked MESA COUNTY SURVEY MARKER NO. bears South 89°58'48" West, with all bearings herein relative thereto;

Thence North 00°06'18" West a distance of 674.20 feet to the Southeast corner of said Lot 45 being the POINT OF BEGINNING;

Thence South 89°56'32" West, a distance of 277.87 feet;

Thence North 00°07'42" West, a distance of 25.43 feet;

Thence North 89°52'18" East, a distance of 44.00 feet;

Thence South 00°07'42" East, a distance of 3.67 feet;

Thence South 45°05'35" East, a distance of 20.96 feet;

Thence North 89°56'32" East, a distance of 130.40 feet to the beginning of a curve concave to the north having a radius of 78.44 feet and a central angle of 39°17'56" and being subtended by a chord which bears North 70°13'20" East 52.75 feet;

Thence easterly along said curve, a distance of 53.80 feet;

Thence North 45°00'06" East, a distance of 11.20 feet to the beginning of a curve tangent to said line;

Thence northeasterly a distance of 6.30 feet along the curve concave to the northwest, having a radius of 78.00 feet and a central angle of 04°37'27";

Thence North 40°22'40" East tangent to said curve, a distance of 41.25 feet;

Thence South 00°06'21" East, a distance of 68.73 feet to the POINT OF BEGINNING, Containing 4672 Sq. feet (0.11 acres), more or less.

This description was prepared by:  
Alec K. Thomas  
Colorado P.L.S. 38274  
215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

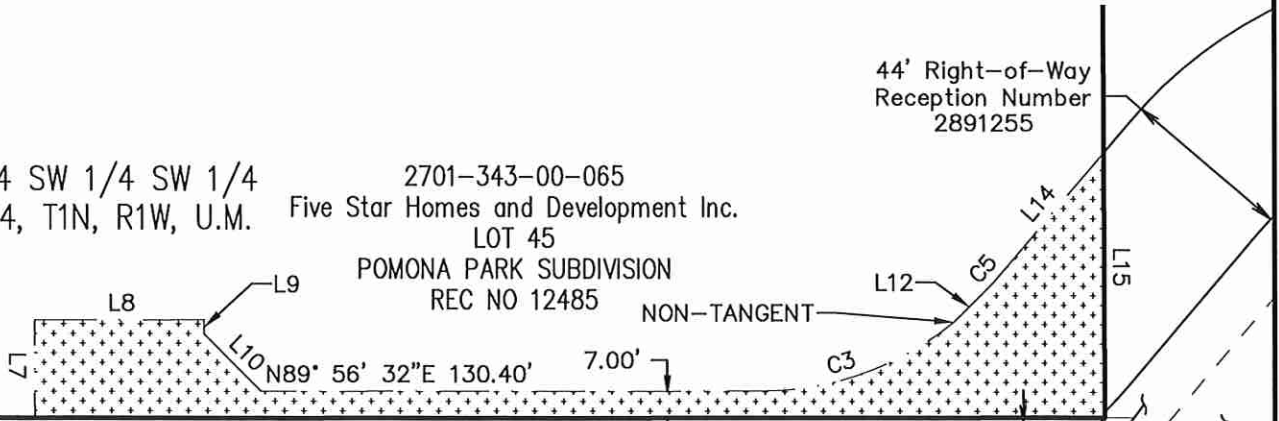


# EXHIBIT B

NE 1/4 SW 1/4 SW 1/4  
Sec 34, T1N, R1W, U.M.

2701-343-00-065  
Five Star Homes and Development Inc.  
LOT 45  
POMONA PARK SUBDIVISION  
REC NO 12485

44' Right-of-Way  
Reception Number  
2891255



S89° 56' 32\"/>

SOUTH LINE NE1/4 SW1/4 SW1/4 SECTION 34

Point of Beginning

14' MULTI-PURPOSE EASEMENT  
ASPEN VALLEY ESTATES  
REC NO 2891255

2701-343-39-042  
Dave A Carlo

LOT 42  
ASPEN VALLEY ESTATES  
REC NO 2891255

N 00°06'18\"/>

SE 1/4 SW 1/4 SW 1/4  
Section 34, T1N, R1W Ute  
Meridian



**Line Table**

Line #	Length	Direction
L7	25.43'	N00° 07' 42\"/>
L8	44.00'	N89° 52' 18\"/>
L9	3.67'	S00° 07' 42\"/>
L10	20.96'	S45° 05' 35\"/>
L12	11.20'	N45° 00' 06\"/>
L14	41.25'	N40° 22' 40\"/>
L15	68.73'	S00° 06' 21\"/>

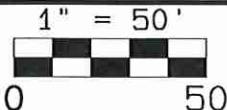
**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C3	53.80'	78.44'	039°17'56\"/>		
C5	6.30'	78.00'	004°37'27\"/>		

SW CORNER SECTION 34  
3.25\"/>

W-S 1/16 CORNER SECTION 34  
2.25\"/>

BASIS OF BEARING: S 89°58'48\"/>



U.S. Survey feet



**RIVER CITY**  
CONSULTANTS

215 Pitkin Ave, Suite 201  
Grand Junction, CO 81501  
Phone: 970.241.4722  
Fax: 970.241.8841  
www.rcwest.com

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

Drawn: BDM Checked: AKT 7/21/21 Job No. 1071- 010  
PROJECTS NOTI Freeway Properties (McCurter) 010 Highland Estates Survey DWS