

WARRANTY DEED

This Warranty Deed made this 6th day of JUNE, 2013 by and between **Magerko Real Estate, LLC, a Pennsylvania Limited Liability Company, ("Grantor")**, whose address is 1019 Route 519, Eighty Four, PA 15330, for and in consideration of One Thousand Two Fifteen 00/100 Dollars, (\$1,215.00) 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, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, as described on attached **Exhibit "A"** incorporated herein.

Containing 243 square feet or 0.006 Acres, more or less, as described herein 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 hereby covenanting that 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 6th day of JUNE, 2013.

Magerko Real Estate, LLC
a Pennsylvania Limited Liability Company

By: [Signature]
Cheri B. Bower Print Name
Assistant Vice President Title

State of Pennsylvania)
)ss.
County of Washington)

The foregoing instrument was acknowledged before me this 6th day of JUNE, 2013 by Cheri B. Bower, as ASST. VICE PRES., of the Magerko Real Estate, LLC, a Pennsylvania Limited Liability Company.

My commission expires April 14, 2017.

Witness my hand and official seal.

[Signature]
Notary Public

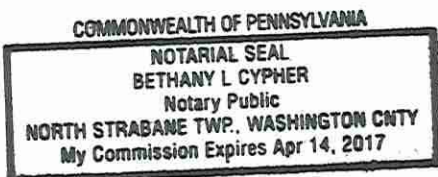


EXHIBIT "A"

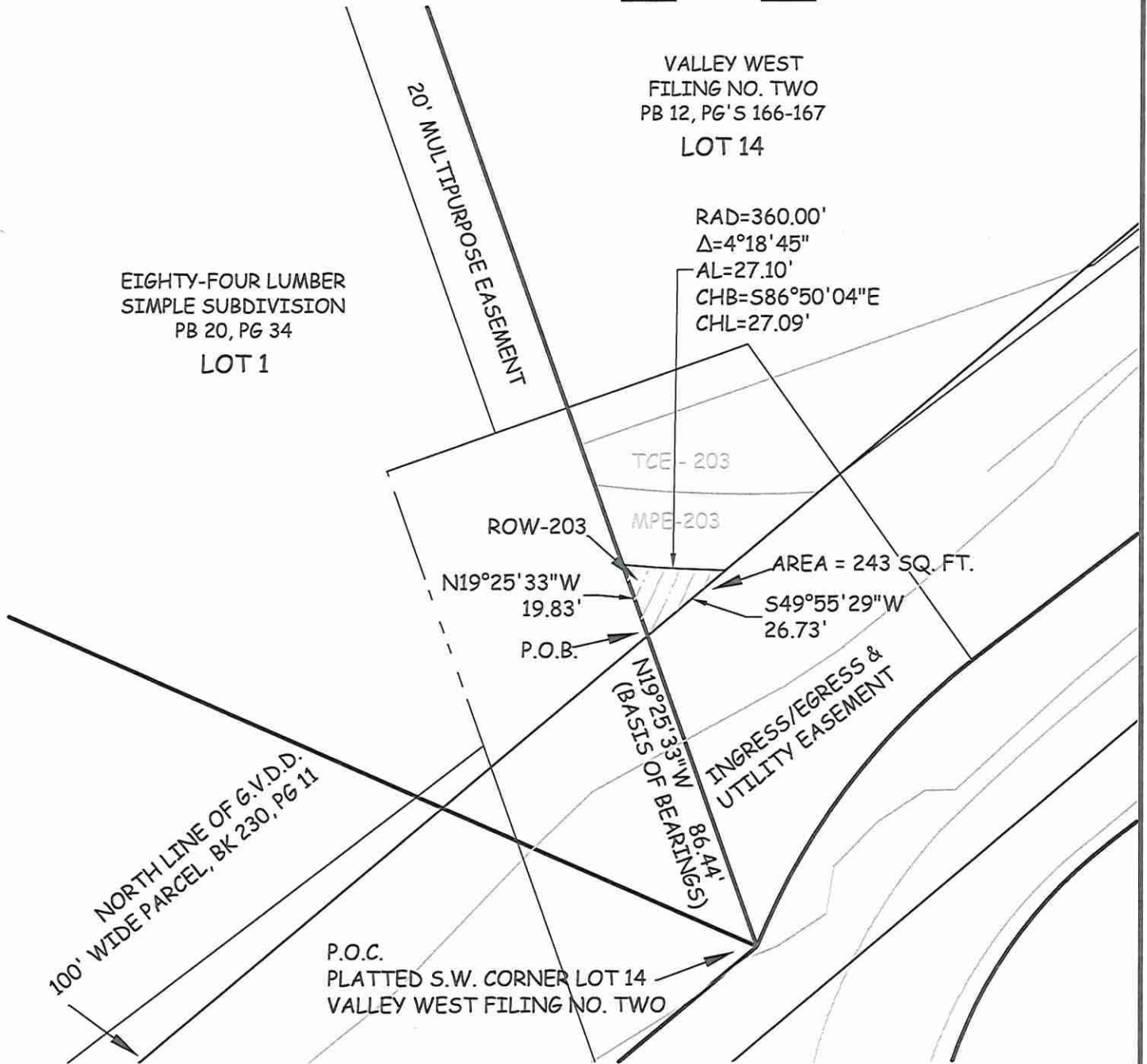
A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, being a portion of Lot 14, Valley West Filing No. Two, as same is recorded in Plat Book 12, Pages 166 and 167, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest Corner of said Lot 14, Valley West Filing No. Two and assuming the West line of said Lot 14 bears N 19°25'33" W and all other bearings contained herein are relative thereto; thence from said Point of Commencement, N 19°25'33" W along the West line of said Lot 14 a distance of 86.44 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 19°25'33" W along the West line of said Lot 14, a distance of 19.83 feet to a point being the beginning of a 360.0 foot radius curve, concave North, whose long chord bears S 86°50'04" E a distance of 27.09 feet; thence Easterly along the arc of said curve, through a central angle of 04°18'45" a distance of 27.10 feet to a point on the North line of that certain 100 foot wide parcel of land described in Book 230, Page 11, Public Records of Mesa County, Colorado; thence S 49°55'29" W along said North line, a distance of 26.73 feet, more or less, to the Point of Beginning.

CONTAINING 243 Square Feet, more or less, as described.

EXHIBIT "B"

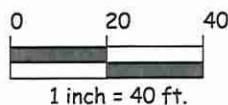
SHEET 3 OF 3



ABBREVIATIONS


R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SSMH	SANITARY SEWER MAN HOLE

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



LINEAL UNITS = US SURVEY FOOT

DRAWN BY: PTK
 DATE: 2-02-09
 SCALE: 1" = 40'
 APPR. BY: PTK


 779 22 ROAD
 RIGHT OF WAY

