

QUITCLAIM DEED

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 the sum of Four Thousand Two Hundred Forty-seven 00/100 Dollars, (\$4,247.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, conveyed and QUITCLAIMED, and by these presents do hereby remise, release, convey and QUITCLAIM unto 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 of the right, title and interest of Grantor in and to the following described tract or parcel of land for Public Roadway Right-of-Way purposes in the County of Mesa, State of Colorado, to wit:

See the attached Exhibit "A" incorporated herein.

Containing 2,831 square feet or 0.065 Acres, more or less, as described herein and depicted on **Exhibit "B"**, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantors, either in law or equity, to the only proper use, benefit and behoof of Grantee its successors and assigns forever.

Executed and delivered this 6th day of JUNE, 2013.

Magerko Real Estate. LLC
a Pennsylvania Limited Liability Company

By: [Signature]
Cheri B. Bonauer Print name
Assistant Vice President Title

State of Pennsylvania)
County of Washington)^{ss}

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

My commission expires April 14, 2017.

Witness my hand and official seal.

[Signature]
Notary Public

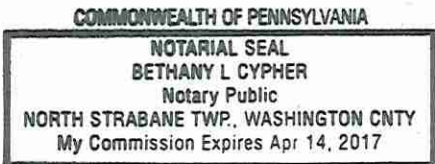


EXHIBIT "A"

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 that certain 100 foot wide parcel of land described in Book 230, Page 11, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 1, IBX Two Subdivision, as depicted and recorded in Book 5227, Page 120, Public Records of Mesa County, Colorado and assuming the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 36 bears S 89°54'13" E and all other bearings contained herein are relative thereto; thence from said Point of Commencement, N 50°01'44" E along the South line of Lot 1 of said IBX Two Subdivision, a distance of 181.11 feet to a point being the Southeast corner of Lot 1 as depicted on the recorded plat of Eighty-Four Lumber Simple Subdivision, as same is recorded in Plat Book 20, Page 64, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning, N 66°06'50" W along the depicted South line of Lot 1 of said Eighty-Four Lumber Simple Subdivision, a distance of 90.03 feet to a point on the West line of that certain 100 foot wide parcel of land per Book 230, Page 11, Public Records of Mesa County; thence N 49°55'29" E along the North line of said 100 foot wide parcel, a distance of 70.01 feet to a point on the East line of Lot 1 of said Eighty-Four Lumber Simple Subdivision; thence S 19°25'33" E along said East line, a distance of 86.45 feet, more or less, to the Point of Beginning.

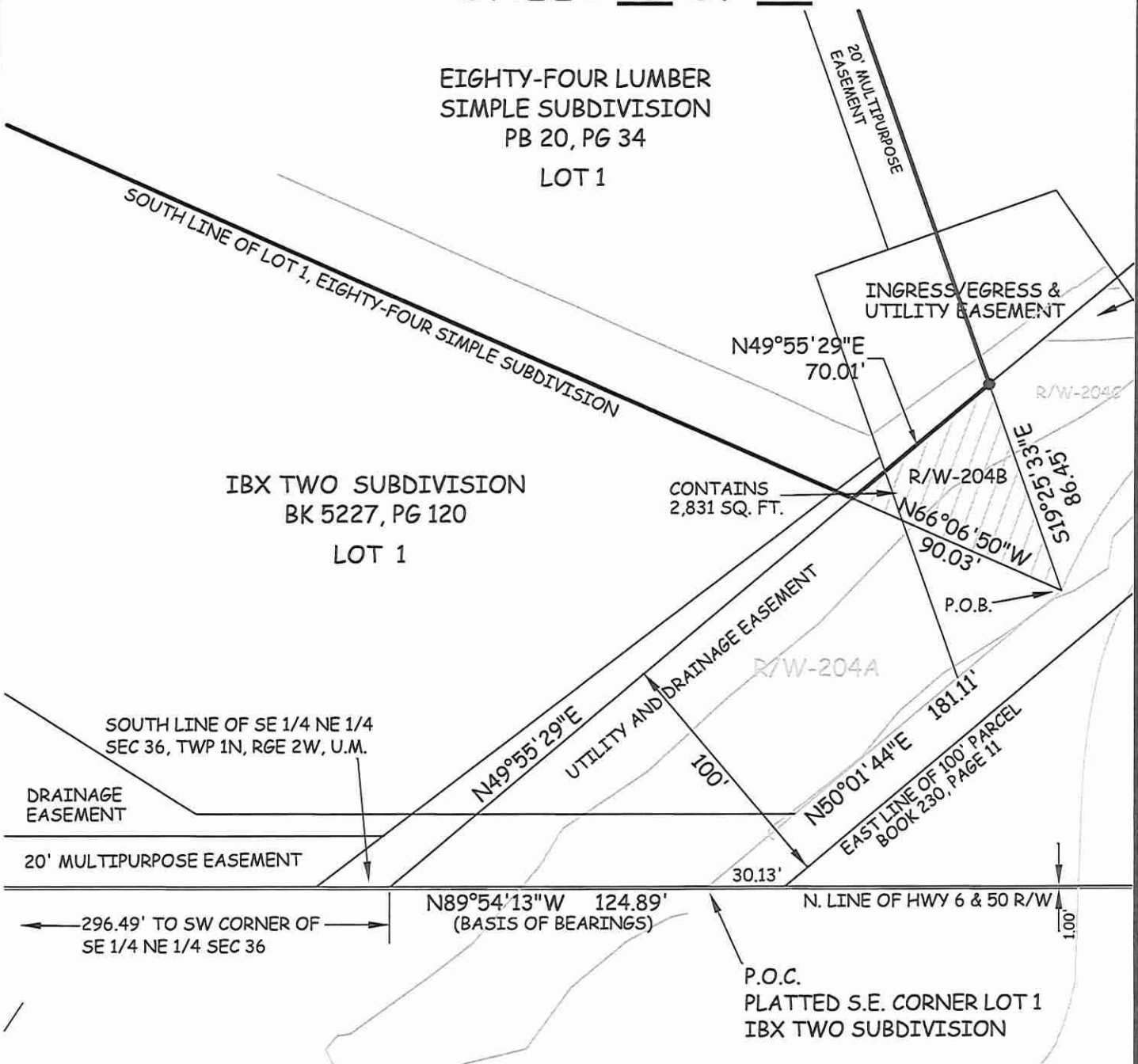
Containing 2,831 Square Feet, more or less, as described.

EXHIBIT "B"

SHEET 3 OF 3

EIGHTY-FOUR LUMBER
SIMPLE SUBDIVISION
PB 20, PG 34
LOT 1

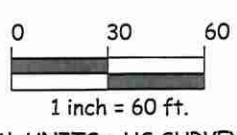
IBX TWO SUBDIVISION
BK 5227, PG 120
LOT 1



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" = 60'
 APPR. BY: PTK

[Redacted]
 RIGHT OF WAY
 PARCEL 204B
 [Redacted]

