

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 Eight Thousand Seventy-six and 00/100 Dollars, (\$8,076.00) 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 5,384 square feet or 0.12 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 behalf 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. Bauer Print name
Assistant Vice President Title

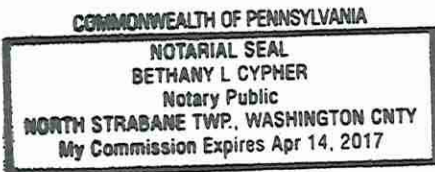
State of Pennsylvania
County of Washington)ss

The foregoing instrument was acknowledged before me this 6th day of JUNE 2013 by Cheri B. Bauer, 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



SHEET 1 OF 3

EXHIBIT "A"

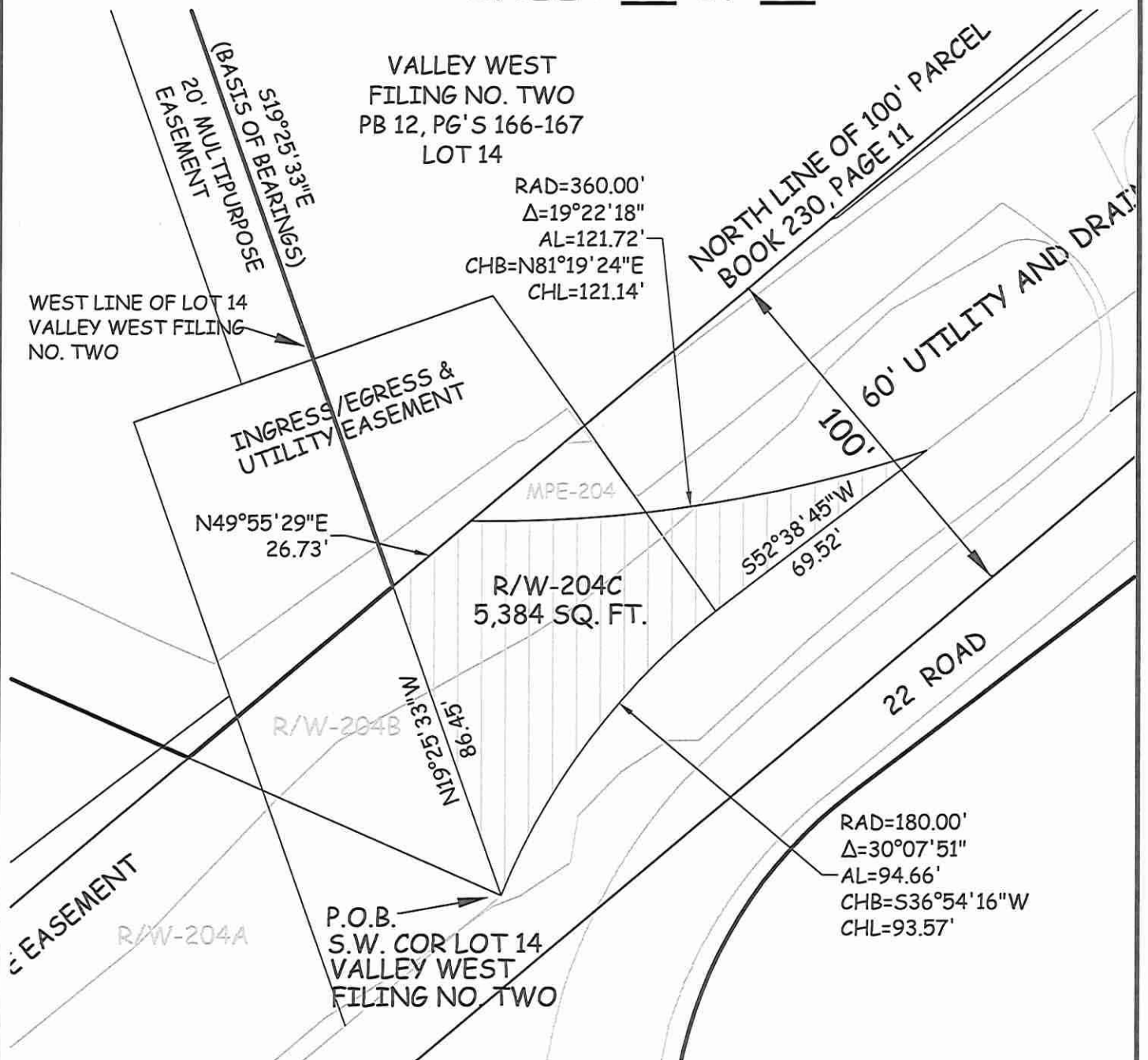
A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, being a portion of that certain 100 foot wide parcel of land described in Book 230, Page 11, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 14, Valley West Filing No. Two, as same is recorded in Plat Book 12, Pages 166 and 167 and assuming the West line of said Lot 14 bears N 19°25'33" W with all other bearings contained herein are relative thereto; thence from said Point of Beginning, N 19°25'33" W along the West line of said Lot 14, a distance of 86.45 feet to a point on the North line of that certain 100 foot wide parcel of land recorded in Book 230, Page 11, Public Records of Mesa County, Colorado; thence N 49°55'29" E along the North line of said parcel, a distance of 26.73 feet to a point being the beginning of a 360.00 foot radius curve, concave North, whose long chord bears N 81°19'24" E a distance of 121.14 feet; thence Easterly along the arc of said curve, through a central angle of 19°22'18" an arc distance of 121.72 feet to a point on the depicted South line of said Lot 14; thence S 52°38'45" W along said depicted South line of Lot 14, a distance of 69.52 feet to a point being the beginning of a 180.00 foot radius curve, concave Southeast, whose long chord bears S 36°54'16" W a distance of 93.57 feet; thence Southwesterly along the arc of said curve, through a central angle of 30°07'51" an arc distance of 94.66 feet, more or less, to the Point of Beginning.

CONTAINING 5,384 Square Feet, more or less, as described.

EXHIBIT "B"

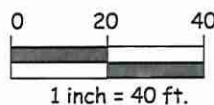
SHEET 3 OF 3



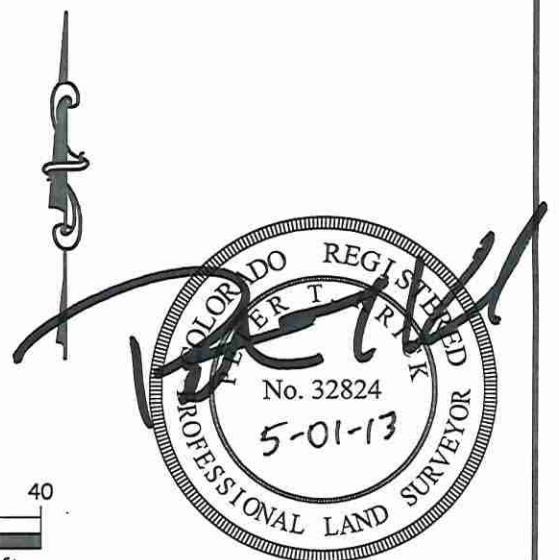
ABBREVIATIONS

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

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

