

## WARRANTY DEED

This Warranty Deed made this 6<sup>th</sup> 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 Forty-one Thousand Nine Hundred Seventy 00/100 Dollars, (\$41,970.00) 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 8,394 square feet or 0.19 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 6<sup>th</sup> day of JUNE, 2013.

Magerko Real Estate, LLC  
a Pennsylvania Limited Liability Company

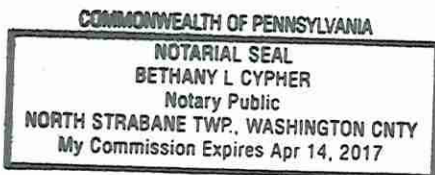
By: [Signature]  
Cheri B. Bonar Print name  
Asst. Vice Pres. Title

State of Pennsylvania  
County of Washington)<sup>ss</sup>

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of JUNE, 2013 by Cheri B. Bonar, as Asst. Vice Pres., 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 Lot 1, Eighty-Four Lumber Simple Subdivision, as same is recorded in Plat Book 20, Page 34, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southeast Corner of said Lot 1, Eighty-Four Lumber Simple Subdivision and assuming the South line of said Lot 1 bears N 66°06'50" W and all other bearings contained herein are relative thereto; thence from said Point of Commencement, N 66°06'50" W along the South line of said Lot 1 a distance of 90.03 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 66°06'50" W along the South line of said Lot 1, a distance of 158.86 feet to a point being the beginning of a 282.56 foot radius curve, concave South, whose long chord bears N 71°45'10" E a distance of 1.27 feet; thence Easterly along the arc of said curve, through a central angle of 00°15'24" a distance of 1.27 feet to a point being the beginning of a 266.51 foot radius curve, concave South, whose long chord bears N 86°05'37" E a distance of 129.24 feet; thence Easterly along the arc of said curve, through a central angle of 28°03'48" a distance of 130.54 feet; thence S 79°57'36" E a distance of 33.23 feet to a point being the beginning of a 360.00 foot radius curve, concave Northeast, whose long chord bears S 82°19'09" E a distance of 29.64 feet; thence Southeasterly along the arc of said curve, through a central angle of 04°43'06" a distance of 29.65 feet to a point on the East line of said Lot 1; thence S 19°25'33" E along the East line of said Lot 1, a distance of 19.83 feet to a point on the North line of a 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 70.01 feet, more or less, to the Point of Beginning.

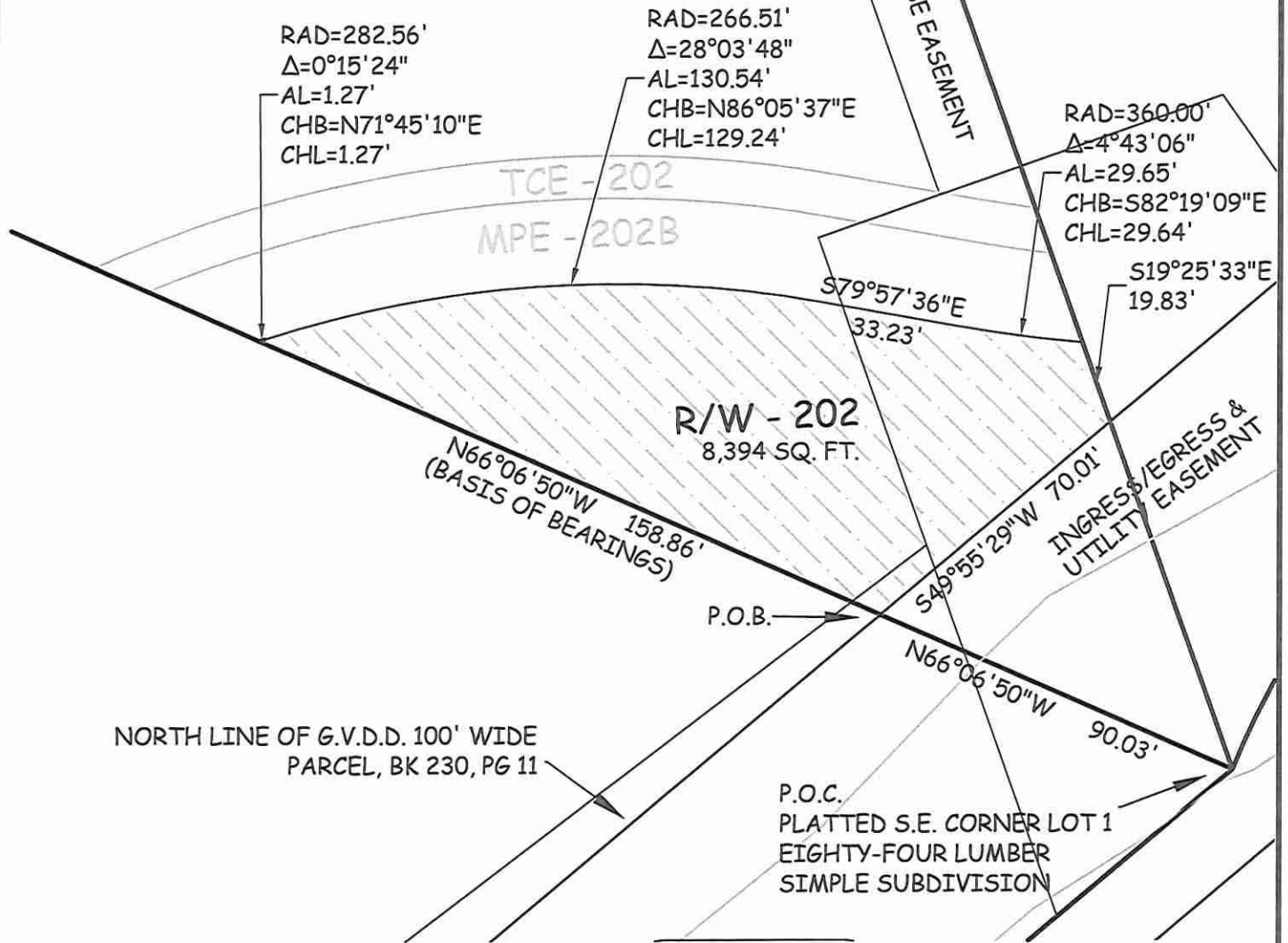
CONTAINING 8,394 Square Feet, more or less, as described.

# EXHIBIT "B"

## SHEET 3 OF 3

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

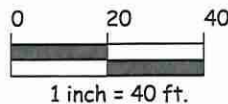
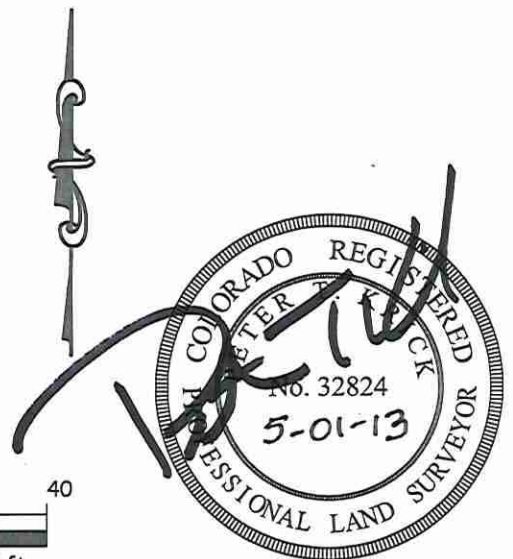
PLATTING  
PB 12, PG  
LO



**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

████████████████████  
764 VALLEY COURT  
TEMPORARY CONSTRUCTION EASEMENT

