

WARRANTY DEED

Old Rascal, LLC, Grantor whose mailing address is 416 Willow Ridge Court, Grand Junction, CO 81507, who is the owner of a parcel of land located at 2806 1/2 Perry Drive, Grand Junction, CO 81501, as recorded at Reception No. 2845958 and as modified by Quite Title at Reception No. 2899698, 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 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, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

Containing 6,260 square feet, 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 hereby covenants 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 21 day of MARCH, 2022.

GRANTOR:

Old Rascal, LLC

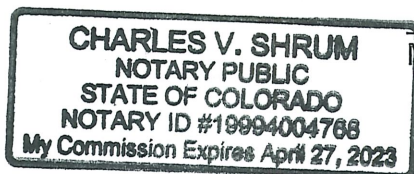

Don Barnes, Managing Member

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 21 day of MARCH, 2022 by Don Barnes, Managing Member of Old Rascal, LLC.

My commission expires April 27, 2023

Witness my hand and official seal.




Notary Public

EXHIBIT A

Right-of-Way

A parcel of land in the NW1/4 NW1/4 NW1/4 of Section 19, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

The northerly 10.00 feet of the property described at Reception Number 2845958, and as modified by Quiet Title at Reception Number 2899698, of the Mesa County property records.

Together with:

That portion of Riverside Parkway in Section 19, Township 1 South, Range 1 East of the Ute Meridian, lying north of the above described property, in the City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the northwest corner of said Section 19, whence the West 1/16 Corner of said section 19 bears S 89°39'11" E, with all bearings being relative thereto; thence S 89°39'11" E a distance of 342.71 feet, along the north line of said Section 19, to the point of beginning.

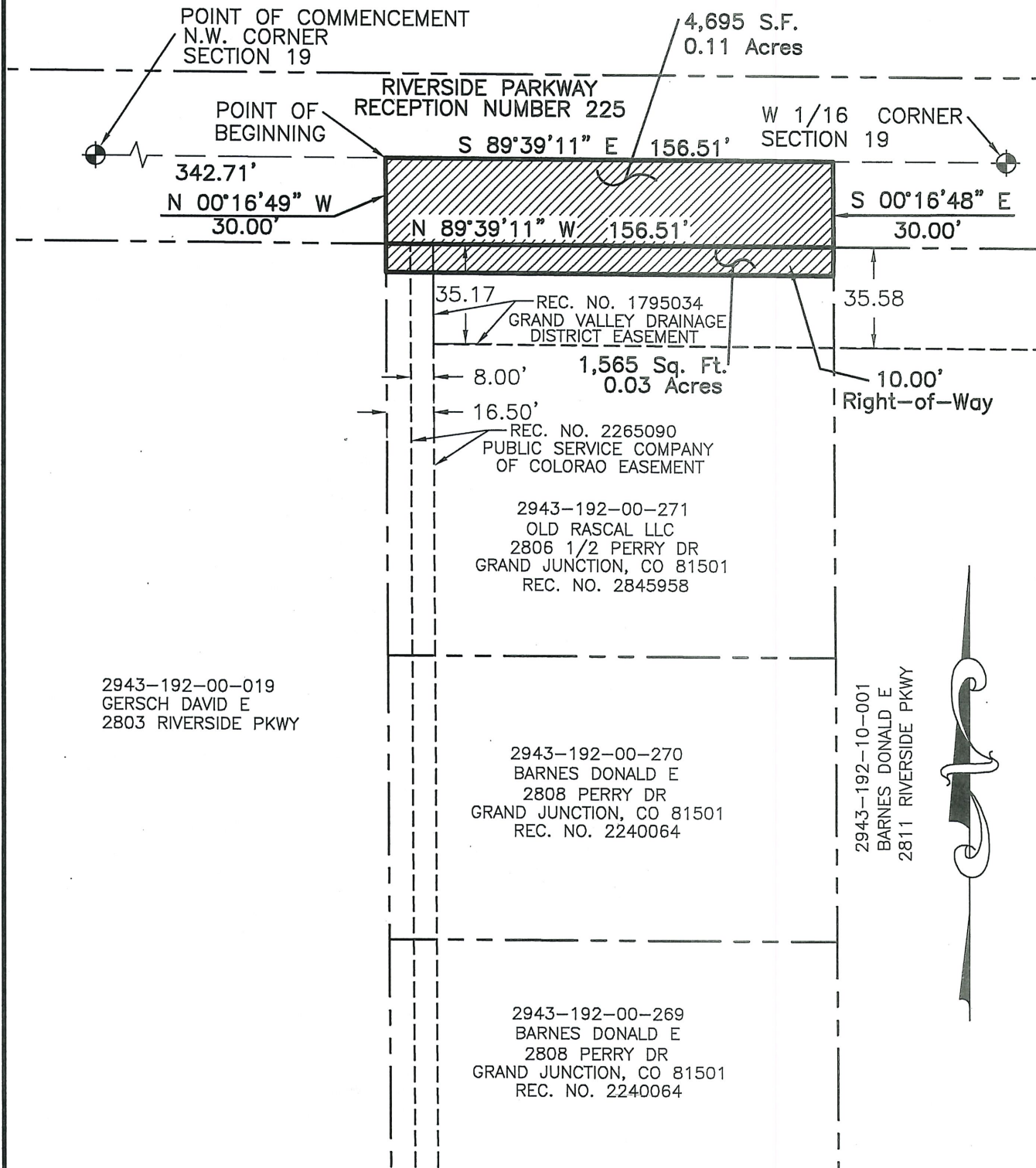
1. Continuing on said Section line, S 89°39'11" E, a distance of 156.51 feet;
2. Thence S 00°16'48" E, a distance of 30.00 feet, to a point on the northerly line of the property described at Reception Number 2845958, and as modified by Quiet Title at Reception Number 2899698;
3. Along said northerly line N 89°39'11" W, a distance of 156.51 feet;
4. Leaving said northerly line, N 00°16'49" W, a distance of 30.00 feet to the point of beginning.

Containing approximately 6,260 square feet.

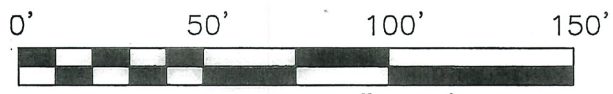
This description was prepared by Jodie Grein PLS-38075, for Rolland Consulting Engineers, 405 Ridges Blvd., Suite A Grand Junction, Colorado 81507 (970) 243-8300

EXHIBIT B

IN THE NW1/4 NW1/4 NW1/4 OF SECTION 19, T.1S., R.1E.
UTE MERIDIAN, MESA COUNTY, COLORADO



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.



SCALE : 1"=50'

ALL LINEAL UNITS ARE EXPRESSED IN U.S. SURVEY FEET

Jodie L. Grein
Registered Professional Land Surveyor
P.L.S. No. 38075

RCE 405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rceg.com		EXHIBIT RIGHT-OF-WAY	
		IN THE NW1/4 NW1/4 OF SECTION 19 TOWNSHIP 1 SOUTH RANGE 1 EAST OF THE UTE MERIDIAN MESA COUNTY, COLORADO	
Drawn JLG	Designed JLG	Checked JLG	Plot BB437
File Name C:\BB437\BB437-QT-EXHIBITS.DWG	Date 2/23/22	Sheet 1	Of 1