

WARRANTY DEED

This Warranty Deed made this 29th day of May, 2013 by and between **W. T. Hall, Trustee of the W. T. Hall Trust, Gaynell D. Colaric, Douglas A. Colaric and LenderCo, LLC a Coloardo Limited Liability Company, Grantors**, having a collective mailing address c/o Douglas Colaric, Esq., 1154 North Fourth Street, Grand Junction, Co 81501, owners of that certain parcel of land in Mesa County, Colorado, known as Lot 2, HallCo Subdivision, Book 5408, Pages 406 and 407, 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 North 5th Street, Grand Junction, Colorado 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, to wit:

See attached **Exhibit "A"**

Containing 17,057 square feet or 0.39 Acres, more or less, as 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 29th day of May, 2013.

By: *W. T. Hall*
W. T. Hall, Trustee of the W. T. Hall Trust

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29th day of May, 2013, by W. T. Hall, Trustee of the W. T. Hall Trust

My commission expires 3/9/15.

Witness my hand and official seal.

Gaynell D. Colaric
Notary Public



Executed and delivered this 29th day of May, 2013.

By: *Gaynell D. Colaric*
Gaynell D. Colaric

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29th day of May, 2013, by Gaynell D. Colaric

My commission expires 07/31/2014.

Witness my hand and official seal.



[Signature]
Notary Public

Executed and delivered this 29th day of May, 2013.

By: *Douglas A. Colaric*
Douglas A. Colaric

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29th day of May, 2013, by Douglas A. Colaric

My commission expires 07/31/2014.

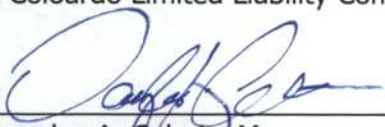
Witness my hand and official seal.



[Signature]
Notary Public

Executed and delivered this 29th day of May, 2013.

LenderCo, LLC
A Colorado Limited Liability Company

By: 
Douglas A. Colaric, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29th day of May, 2013, by Douglas A. Colaric, Manager, LenderCo, LLC, a Colorado Limited Liability Company.

My commission expires 07/31/2014.

Witness my hand and official seal.





Notary Public

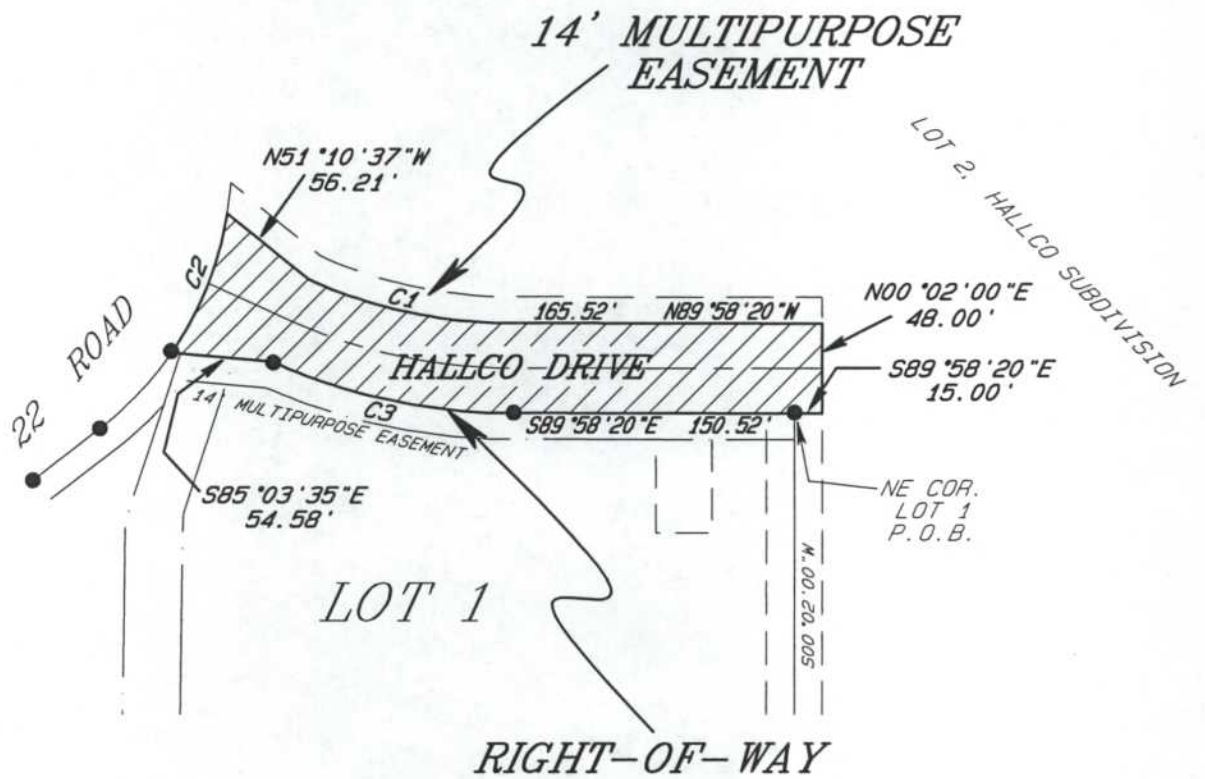
EXHIBIT "A"

A parcel of land situate in Lot 2, HallCo Subdivision and located in the SE 1/4 NE 1/4, Section 36, Township 1 North, Range 2 West of the Ute Meridian as recorded in Book 5408 at Page 406-407, City of Grand Junction, Mesa County, Colorado, being described as follows:

Beginning at the northeast corner of Lot 1 of said HallCo Subdivision, the basis of bearing being N89°58'20"W along the north line of said Lot 1;
thence S89°58'20"E a distance of 15.00 feet;
thence N00°02'00"E a distance of 48.00 feet;
thence N89°58'20"W a distance of 165.52 feet;
thence along the arc of a curve to the right 114.18 feet, having a central angle of 23°42'09" and a radius of 276.00 feet the chord of which bears N78°07'15"W a distance of 113.37 feet;
thence N51°10'37"W a distance of 56.21 feet to the west line of said Lot 2;
thence along the arc of a non-tangent curve to the right 80.94 feet, having a central angle of 25°45'48", a radius of 180.00 feet the chord of which bears S21°52'39"W a distance of 80.26 feet along said east line to the most northerly corner of said Lot 1;
thence S85°03'35"E a distance of 54.58 feet along the north line of said Lot 1;
thence along the arc of a non-tangent curve to the right 134.04 feet, having a central angle of 23°42'09" and a radius of 324.00 feet the chord of which bears S78°07'15"E a distance of 133.08 feet along said north line;
thence S89°58'20"E a distance of 150.52 feet along said north line to the point of beginning.

Description authored by:
Michael W. Drissel, PLS
118 Ouray Ave., G.J. Co 81501

EXHIBIT "B"



C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	23°42'09"	114.18'	276.00'	113.37'	N78°07'15"W
C2	25°45'48"	80.94'	180.00'	80.26'	S21°52'39"W
C3	23°42'09"	134.04'	324.00'	133.08'	S78°07'15"E



SCALE 1" = 100'
P.O.B. = POINT OF BEGINNING
— — — — — EXISTING EASEMENT

D H SURVEYS, INC.
970-245-8749
JOB #1303-12-01