

## WARRANTY DEED

**A & G PARTNERSHIP, a Colorado general partnership, Grantor**, whose address is 710 S 15<sup>th</sup> Street, Grand Junction, CO 81505, who is the owner of a parcel of land located at 2345 River Road, Grand Junction, CO 81505, as recorded at Reception No. 1758389, 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:

A Road Right-of-Way in the SW1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

The easterly 4.00 feet of the south 330 feet of Lot 20 of Orchard Grove subdivision (Reception Number 18419).


Containing 1,318 square feet, more or less, described herein and depicted on **Exhibit A** 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 27<sup>th</sup> day of December, 2022.

### GRANTOR:

A & G PARTNERSHIP, a Colorado general partnership

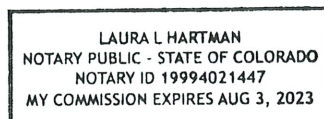
  
Alan Parkerson, General Partner


State of Colorado                    )  
  )ss  
County of Mesa                        )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of December, 2022 by Alan Parkerson, General Partner, A & G Partnership.

My commission expires 8-3-23.

Witness my hand and official seal.



  
Notary Public

SHEET 1 OF 2

**EXHIBIT A**

2945-053-00-035

A&G PARTNERSHIP LLP

RN. 1937093

601 23 1/4 RD

GRAND JUNCTION, CO 81505



ORCHARD GROVE  
REMAINDER - LOT 20  
RN. 18419

ORCHARD GROVE  
SOUTH 330' - LOT 20  
RN. 18419  
2945-053-00-111

RIGHT-OF-WAY  
1318 SQ.FT.  
0.03 Acres

**SUBJECT PROPERTY**  
A&G PARTNERSHIP LLP  
RN. 1758389  
2345 RIVER RD  
GRAND JUNCTION, CO 81505

SECTION 5  
T1S. R1W U.M. 4.00'

**SUBJECT PROPERTY**  
2945-082-00-104  
KILGORE COMPANIES LLC  
RN. 2928583

ORCHARD GROVE  
LOT 24  
RN. 18419


SECTION 8  
T1S. R1W U.M.  
595 23 1/4 RD  
GRAND JUNCTION, CO 81505

23 1/4 ROAD

40.00' ROW RN 18419

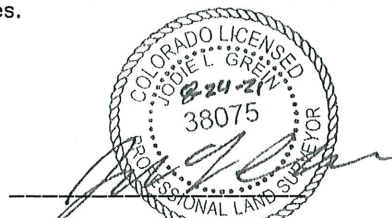
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

**LEGEND**


 MESA COUNTY SURVEY MARKER  
R.O.W. RIGHT-OF-WAY



NOT A SURVEY PLAT



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

 Holland Consulting Engineers, LLC 405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8300 Fax: (970) 241-1273 www.rcegi.com		<b>EXHIBIT A</b> <b>RIGHT-OF-WAY</b> IN THE SW1/4 OF SECTION 5 T1S, R1W, OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO							
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