RECEPTION#: 3050679 12/2/2022 1:26:55 PM, 1 of 2 Recording: \$18.00, Tina Peters, Mesa County, CO. CLERK AND RECORDER

WARRANTY DEED

KILGORE COMPANIES, LLC, a Delaware limited liability company, a.k.a KILGORE COMPANIES, LLC, dba ELAM CONSTRUCTION, Grantor, whose mailing address is 1550 Wynkoop Street, 3rd Floor, Denver, CO 80202, who is the owner of a parcel of land located at 595 23 ¹/₄ Road, Grand Junction, CO 81505, as recorded at Reception No. 2928583, 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, 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 NW1/4 of Section 8, 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 Lot 24 of Orchard Grove subdivision (Reception Number 18419) lying north of the right-of-way of Redlands Parkway as described at Reception Number 2151727 of the Mesa County real property records.

Containing 2,170 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 day of *Jovenber*, 2022.

GRANTOR:

Russ Larsen, Vice President

State of Colorado

County of

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of

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My commission expires

Witness my hand and official seal.

CRYSTAL LAKE NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20194003813 MY COMMISSION EXPIRES JANUARY 28, 2023

SHEET 1 OF 2

Notary Public

This description was prepared by Jodie Grein PLS-38075, for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, CO 81507

