

WARRANTY DEED

A & G PARTNERSHIP LLP, a Colorado limited liability partnership, Grantor, whose address is 710 S 15th Street, Grand Junction, CO 81505, who is the owner of a parcel of land located at 601 23 1/4 Road, Grand Junction, CO 81505, as recorded at Reception No. 1937093, 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 Lot 12 Together With the easterly 4.00 feet of Lot 20 lying north of the south 330 feet of lot 20, of Orchard Grove subdivision (Reception Number 18419).


Containing 3,976 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 27th day of December, 2022.

GRANTOR:

A & G PARTNERSHIP LLP


Alan Parkerson, General Partner

State of Colorado)
)ss
County of Mesa)

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

My commission expires 8-3-23.

Witness my hand and official seal.

LAURA L. HARTMAN
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 19994021447
MY COMMISSION EXPIRES AUG 3, 2023


Notary Public

EXHIBIT A

2945-053-00-098
 AZCARRAGA MARTIN AND DONNA L
 RN. 1529346
 2323 RIVER RD
 GRAND JUNCTION, CO 81505

SW1/16 CORNER
 SECTION 5
 T1S. R1W U.M.



ORCHARD GROVE
 LOT 12 LYING SE OF DRAIN
 RN. 18419

4.00'

RIGHT-OF-WAY
 3,976 SQ.FT.
 0.09 Acres

SUBJECT PROPERTY
 2945-053-00-035
 A&G PARTNERSHIP LLP
 RN. 1937093
 601 23 1/4 RD

GRAND JUNCTION, CO 81505

ORCHARD GROVE
 LOT 20 LYING SE OF DRAIN
 EXCEPT THE SOUTH 330'
 RN. 18419

4.00'


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

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

40.00' ROW RN 18419
 23 1/4 ROAD

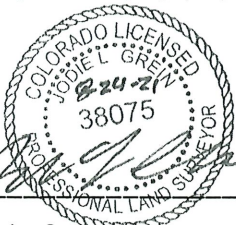
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

 RCE Riddick Consulting Engineers, LLC 405 Ridges Blvd, Suite A Grand Junction, CO 81507 Voice: (970) 241-8380 Fax: (970) 241-1273 www.rcegi.com		EXHIBIT A RIGHT-OF-WAY IN THE SW1/4 OF SECTION 5 T1S, R1W, OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO	
Drawn LC	Designed	Checked JLG	Plot C1434
File Name: C:\C1434\C1434EX- A.DWG	Date: 6/8/21	Sheet: 1	Of: 1