

WARRANTY DEED

A & G PARTNERSHIP, a Colorado general partnership, Grantor, whose address is 710 S 15th 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. 1545587, 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, and 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 westerly 4.00 feet of Lot 13 of Orchard Grove subdivision (Reception Number 18419) lying south of the N1/2 N1/2 of said Lot 13. Together With the westerly 4.00 feet of Lot 19 of said subdivision, and also together with the westerly 4.00 feet of Lot 25 of said subdivision lying north of the northerly right-of-way of Redlands Parkway as described at Reception Number 1296378.

Containing 6,873 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, a Colorado general partnership


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.

My commission expires 8-3-23.

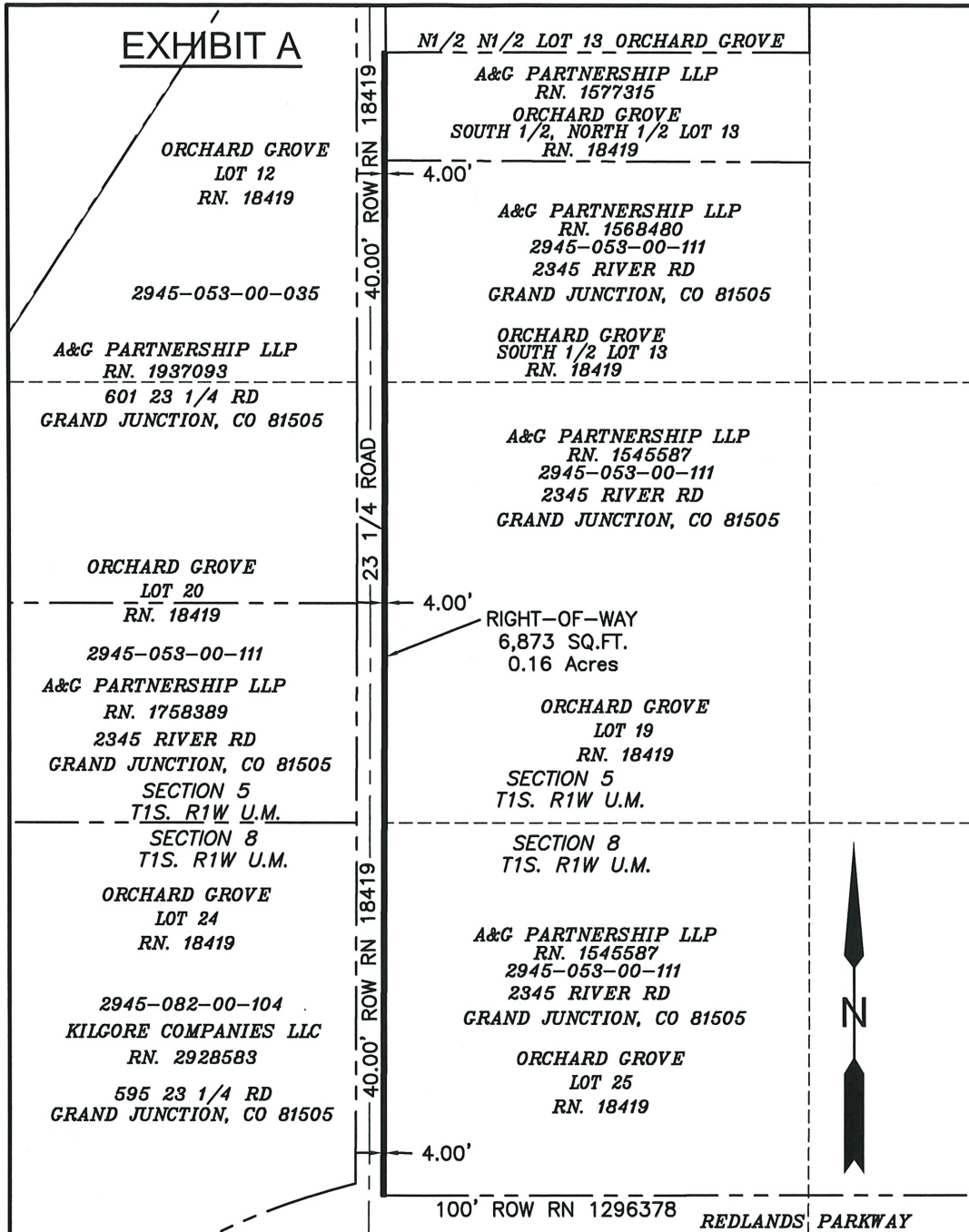
Witness my hand and official seal.




Notary Public


SHEET 1 OF 2

EXHIBIT A



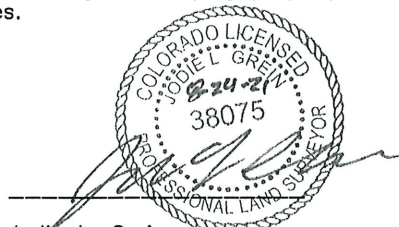
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary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

 405 Ridges Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 243-8800 Fax: (970) 241-1273 www.rceg.com		EXHIBIT A RIGHT-OF-WAY IN THE SW1/4 OF SEC. 5 & THE NE1/4 OF SEC. 8, T1S, R1W, UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO							
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