

### WARRANTY DEED

**VIA Real Estate, LLC, a Wyoming Limited Liability Company, Grantor**, whose mailing address is 13105 Dover Avenue, Lubbock, TX 79424, who is the owner of a parcel of land located at 3145 E 1/2 Road, Grand Junction, CO 81504, as recorded in Reception No. 3016345, 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 do 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:

That real property located in that parcel of land in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 10, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described by as follows:

Commencing at the Northeast corner of the NE1/4 SW1/4 of Section 10, whence the Northwest Corner of said NE1/4 SW1/4 of Section 10 bears South 89°59'25" West, a distance of 1311.21 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°00'31" West, a distance of 25.00 feet, along the East line of said NE1/4 SW1/4 of Section 10, to the South line of that right-of-way for E1/2 Road and being the POINT OF BEGINNING; thence South 00°00'31" West, a distance of 38.59 feet, along said NE1/4 SW1/4 of Section 10; thence North 89°58'32" West, a distance of 20.00 feet; thence North 00°00'31" East, a distance of 38.58 feet; thence North 89°59'25" East, a distance of 20.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.02 Acres or 772 Square Feet, more or less, as described herein and on **Exhibit A** and 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 is hereby covenanting 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 28<sup>th</sup> day of April, 2023.

**GRANTOR:**  
**VIA Real Estate, LLC, a Wyoming Limited Liability Company**

[Signature]  
Derrick Merchant, Manager

State of Colorado TEXAS )  
County of Mesa LUBBOCK )ss

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2023 by Derrick Merchant, as Manager for VIA Real Estate, LLC, a Wyoming Limited Liability Company.

My commission expires 05-03-2025.

Witness my hand and official seal.

[Signature]  
Notary Public



**SHEET 1 OF 3**

**EXHIBIT A**  
**RIGHT OF WAY PARCEL**

That real property located in that parcel of land in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 10, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described by as follows:

Commencing at the Northeast corner of the NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10, whence the Northwest Corner of said NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10 bears South 89°59'25" West, a distance of 1311.21 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°00'31" West, a distance of 25.00 feet, along the East line of said NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10, to the South line of that right-of-way for E $\frac{1}{2}$  Road and being the POINT OF BEGINNING; thence South 00°00'31" West, a distance of 38.59 feet, along said NE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 10; thence North 89°58'32" West, a distance of 20.00 feet; thence North 00°00'31" East, a distance of 38.58 feet; thence North 89°59'25" East, a distance of 20.00 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.02 Acres or 772 Square Feet, as herein described.



21-61 Warrior Way ROW Description.doc  
Prepared by:  
J. Ben Elliott, PLS38146  
High Desert Surveying, Inc.  
591 25 Road, Suite B1  
Grand Junction, Colorado, 81505

# EXHIBIT B RIGHT OF WAY PARCEL

NW Corner  
NE 1/4 SW 1/4  
Section 10  
T1S, R1E, UM  
3" Aluminum Cap  
In Monument Box  
Illegible  
0.3' Below Surface

**POINT OF COMMENCEMENT**

NE Corner  
NE 1/4 SW 1/4  
Section 10  
T1S, R1E, UM  
MCSM #648-1  
0.5' Below Surface

S89°59'25"W 1311.21' Basis of Bearings  
North Line of NE 1/4 SW 1/4 Section 10

**E 1/2 Road**

25' R.O.W. Reception 1890693

N89°59'25"E

**POINT OF BEGINNING**

20' R.O.W. Reception 1716515

2" Aluminum Cap  
PLS 38274  
Flush with Surface

20.00'

**3 1/2 Road**

772 sf  
0.02 Acres

VIA REAL ESTATE, LLC,  
2943-103-00-149  
Reception 3016345  
3145 E 1/2 Road

2" Aluminum Cap  
PLS 38274  
1.0' Below Surface

N00°00'31"E 38.58'

20'

N89°58'32"W  
20.00'

S00°00'31"W 38.59'

**Highway 6 & 24 (I-70 B)**  
(R.O.W. Deed Reception 653331)



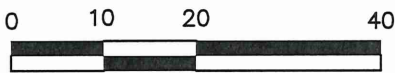
**Highway 6 & 24 (I-70 B)**  
(R.O.W. Deed Reception 654058)  
(R.O.W. Deed Reception 1866950)

SE Corner  
NE 1/4 SW 1/4  
Section 10  
T1S, R1E, UM  
MCSM #1691  
1.0' Below Surface

S00°00'31"W 1317.48'  
East Line of NE 1/4 SW 1/4 Section 10



SCALE: 1" = 20'



**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 21-61	Drawn	APP'D	SHEET	OF
DATE: Oct., 2022	knr	jcf	1	1