

WARRANTY DEED


This Warranty Deed made this 10th day of October, 2023 by and between **KIMBALL ACQUISITION LLC, a Colorado Limited Liability Company whose address is 312D Aspen Airport Business Center, Aspen, CO 81611, Grantor**, who is the owner of a parcel of land as recorded at Reception No. 3046003, 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:

Said parcel of land containing 369 square feet, more or less, as described in **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 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 10th day of October, 2023.

Grantor: KIMBALL ACQUISITION LLC, a Colorado Limited Liability Company


Shannon Sweeney, Manager

State of Colorado)
County of Delta)ss

The foregoing instrument was acknowledged before me this 10 day of October 2023, by Shannon Sweeney, as Manager for Kimball Acquisition LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.


Notary Public

ELIZABETH BLAIR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234031407
MY COMMISSION EXPIRES AUGUST 16, 2027

EXHIBIT A

A parcel of land for roadway, utility and all other public purposes across a parcel of land known as Block 13 of Benton Canon's First Subdivision as recorded at Reception Number 117077, City of Grand Junction, County of Mesa, State of Colorado, situated in the Southwest 1/4 of Northeast 1/4 of Section 23, Township 1 South, Range 1 West, Ute Meridian, said parcel being more particularly described as follows:

Commencing at the city block monument at Kimball Avenue and South 9th Street, monumented with a 2.0" aluminum cap marked PLS 32824, whence the city block monument at Struthers Avenue and South 9th Street, monumented with a 2.0" aluminum cap bears South 00°03'52" East, with all bearings herein relative thereto;

Thence South 51°16'54" East a distance of 64.15 feet to the northwest corner of said Block 13 and being Point of Beginning A;

Thence North 89°41'26" East, a distance of 14.18 feet to a point of cusp on a curve concave to the southeast having a radius of 23.50 feet and a central angle of 66°37'54" and being subtended by a chord which bears South 33°14'46" West 25.81 feet;

Thence southwesterly along said curve, a distance of 27.33 feet to a point of cusp;

Thence North 00°04'11" West, a distance of 21.51 feet to Point of Beginning A,

Together with a parcel of land for roadway, utility and all other public purposes across a parcel of land known as Block 13 of Benton Canon's First Subdivision as recorded at Reception Number 117077, City of Grand Junction, County of Mesa, State of Colorado, situated in the Southwest 1/4 of Northeast 1/4 of Section 23, Township 1 South, Range 1 West, Ute Meridian, said parcel being more particularly described as follows:

Commencing at the city block monument at Kimball Avenue and South 9th Street, monumented with a 2.0" aluminum cap marked PLS 32824, whence the city block monument at Struthers Avenue and South 9th Street, monumented with a 2.0" aluminum cap bears South 00°03'52" East, with all bearings herein relative thereto;



This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
215 Pitkin Avenue, Unit 201
Grand Junction, CO 81506

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

Thence South 15°31'46" East a distance of 187.59 feet to the west line of said Block 13 and being Point of Beginning B;

Thence North 00°04'11" West along the west line of said Block 13, a distance of 24.48 feet to a point of cusp on a curve concave to the northeast having a radius of 23.50 feet and a central angle of 90°26'49" and being subtended by a chord which bears South 45°19'36" East 33.36 feet;

Thence southerly along said curve, a distance of 37.10 feet;

Thence North 89°27'00" East tangent to said curve, a distance of 3.62 feet;

Thence South 89°49'36" East, a distance of 119.22 feet;

Thence South 00°03'06" East, a distance of 1.14 feet to the north line of a parcel of land described at Reception Number 2271780;

Thence North 89°49'36" West, a distance of 146.54 feet to Point of Beginning B,

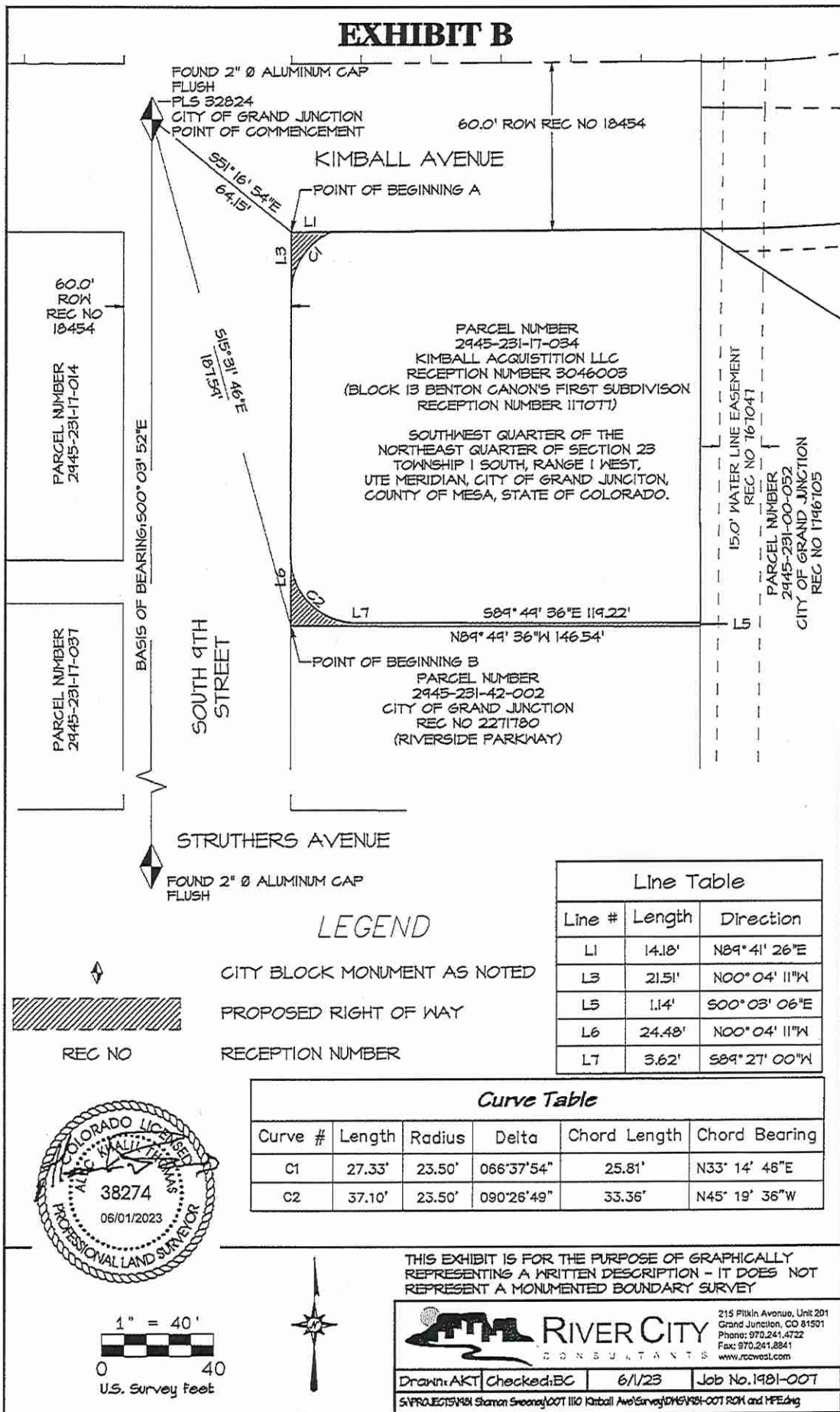
Said parcels containing 369 square feet, more or less.



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EXHIBIT B

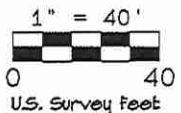


Line Table		
Line #	Length	Direction
L1	14.18'	N89° 41' 26" E
L3	21.51'	N00° 04' 11" W
L5	1.14'	S00° 03' 06" E
L6	24.48'	N00° 04' 11" W
L7	3.62'	S89° 27' 00" W

LEGEND

- CITY BLOCK MONUMENT AS NOTED
- PROPOSED RIGHT OF WAY
- REC NO RECEPTION NUMBER

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	27.33'	23.50'	066° 37' 54"	25.81'	N33° 14' 46" E
C2	37.10'	23.50'	090° 26' 49"	33.36'	N45° 19' 36" W



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

RIVER CITY CONSULTANTS
215 Plikin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: AKT Checked: BC 6/1/23 Job No. 1981-007
S:\PROJECTS\1981 Shanon Sweeney\007 110 Kimball Ave Survey\DWG\1981-007 ROW and MP E.DWG