

WARRANTY DEED

This Warranty Deed made this 2ND day of NOVEMBER, 2023 by and between **555 Highway 50 LLC, a Colorado Limited Liability Company whose address is 5459 Illini Way, Boulder, CO 80303, Grantor**, who is the owner of a parcel of land as recorded at Reception No. 2876978, 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 482.34 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 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 2nd day of November, 2023.

Grantor: 555 Highway 50 LLC, a Colorado Limited Liability Company


Richard S. Dana, Member

State of Colorado)
County of Boulder)ss

The foregoing instrument was acknowledged before me this 2nd day of November 2023, by Richard S. Dana, as Member for 555 Highway 50 LLC, A Colorado Limited Liability Company.

Witness my hand and official seal.


Notary Public

CYNTHIA CASE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194030771
MY COMMISSION EXPIRES 09/22/2027

EXHIBIT "A"

A 5' strip of ground along the NE boundary of the parcel described in Reception No. 2876978 for Road Right of Way situated in the NE1/4 NW1/4 Section 26, Township 1 South, Range 1 West of the Ute Meridian, being described as follows:

Commencing at the NW Corner of the NE1/4 NW1/4 of Section 26, Township 1 South, Range 1 West of the Ute Meridian, and considering the West line of the NE1/4 NW1/4 of Section 26, T1S, R1W, U.M. to bear S00°16'46"E and all bearings contained herein to be relative thereto;

Thence South 89°55'36" East 80.00 feet along the North line of the NE1/4 NW1/4 of Section 26, T1S, R1W, U.M to the intersection with the Southwesterly right-of-way line for U.S. Highway 50;

Thence 624.96 feet along the arc of a curve to the left with a radius of 1687.10 feet and whose chord bears South 46°46'24" East 621.40 feet to the POINT OF BEGINNING:

Thence 96.43 feet along the arc of a curve to the left with a radius of 1687.10 feet and whose chord bears South 59°01'23" East 96.42 feet;

Thence South 24°51'11" West 5.02 feet;

Thence 96.51 feet along the arc of a curve to the right with a radius of 1692.10 feet and whose chord bears North 59°02'24" West 96.49 feet;

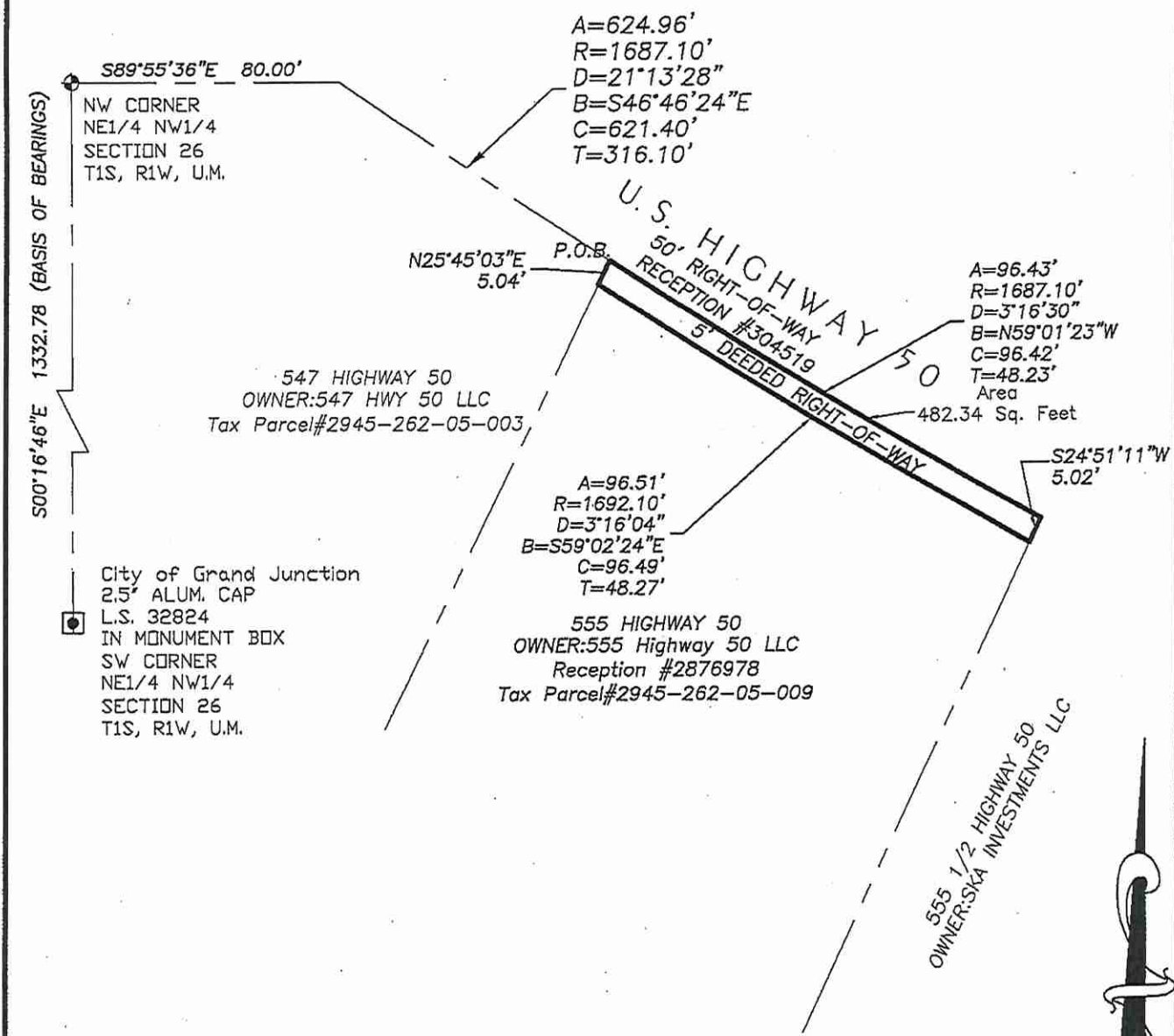
Thence North 25°45'03" East 5.04 feet to the POINT OF BEGINNING.

Mesa County, State of Colorado

Authored by:
David M. Morris PLS #30111
Q.E.D. Surveying Systems Inc.
2718 Sierra Vista Rd.
Grand Junction, Colorado 81503
(970)241-2370



EXHIBIT "B"



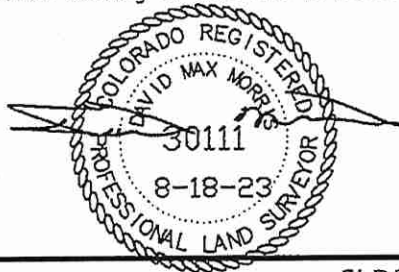
BASIS OF BEARINGS STATEMENT

Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey Marker set for the NW corner of the NE1/4 NW1/4 Section 26, T1S, R1W, U,M, and an 2.5" Alum. cap (L.S. 32824) set for the SW corner of the NE1/4 NW1/4 Section 26, T1S, R1W, U.M.

The measured bearing of this line is S00°16'46"E.

NOTES:

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



Per Colorado Statute number 38-51-106(i) all Lined Units used on this plat are U.S. Survey feet.

5' DEEDED RIGHT-OF-WAY		
555 HIGHWAY 50 GRAND JUNCTION, CO 81503		
FOR: 555 HIGHWAY 50 LLC	<i>Surveying Western Colorado Since 1979</i> Q.E.D. SURVEYING SYSTEMS, Inc. 2718 Sierra Vista Rd Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025	SURVEYED BY: MSM
ACAD ID: 555 HWY50-ESMNTS		DRAWN BY: MEM
PLANNING #		CHECKED BY:
SCALE: 1"IN = 30'FT		SHEET NO.
DATE: 8/18/2023		FILE: 2022-024.1