

### WARRANTY DEED

This Warranty Deed made this 12 day of August, 2013 by and between **James L. and Betty G. Gibbs, Grantors**, whose address is 2255 Redlands Court, Grand Junction, Co 81507-1226, owners of that certain parcel of land in Mesa County, Colorado, being a portion of Redlands Estates Subdivision, Plat Book 8, Page 74, 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 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, all of the right, title and interest of Grantor in and to the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A parcel of land located in the Southeast Quarter of Section 7, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being a part of Lot 17 of Redlands Estates Subdivision, recorded in Plat Book 8, Page 74, Public Records of Mesa County, Colorado and being more specifically described as follows:  
ALL that portion of Lot 17 of said Redlands Estates Subdivision lying East of the Easterly right of way of Redlands Parkway, said Parkway being described in Book 1349, Pages 5-16 of the public records of said Mesa County, Colorado.

Containing 0.34 Acres, more or less, as 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 covenanting that 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 12 day of August, 2013.

By: James L. Gibbs  
James L. Gibbs

By: Betty G. Gibbs  
Betty G. Gibbs

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of August, 2013, by James L. and Betty G. Gibbs.

My commission expires 3/4/2015.



Witness my hand and official seal.

Jennifer H. McCall  
Notary Public



EXHIBIT A

