

WARRANTY DEED

This Warranty Deed made this 22 day of March, 2024 by and between **CFT NV Developments LLC, a Nevada limited liability company**, whose address is 1120 N. Town Center Drive, Suite 150, Las Vegas, NV 89144, **Grantor**, who is the owner of a parcel of land recorded at Reception No. 3067341, 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 and Utility purposes, to wit:

Said parcel of land containing 1,519 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 22 day of March, 2024.

Grantor: CFT NV Developments LLC, a Nevada limited liability company



Manager for CFT NV Developments, LLC

David LW

Printed Name

manager

Title

State of _____)
County of _____)ss
_____)

APPROVED AS TO FORM

BY  _____

The foregoing instrument was acknowledged before me this ___ day of _____ 2024, by _____, as Manager for CFT NV Developments LLC, a Nevada limited liability company.

Witness my hand and official seal.

Please See Attached

Notary Public

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On MAR 22 2024 before me, Christian Alexander Galeana (Notary Public),
(Here insert name and title of the officer)

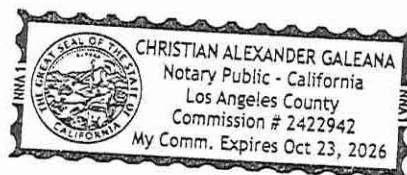
personally appeared David Luo
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT A

Patterson Road Right of Way Parcel of Land

Being a part of Lot One (1) of Fisher Subdivision as recorded in Plat Book 12, Page 161, Mesa County Records, also described as follows:

Commencing at a Mesa County Brass Cap at the Southwest Corner of Section Four (4) Township 1 South, Range 1 West, of the Ute Meridian and considering the line to a Mesa County Brass Cap at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of said Section Four (4) to bear North 01 deg. 51 min. 49 sec. East (North 00 deg. 04 min. 49 sec. East record), 1319.78 feet with all bearings herein contained relative thereto; Thence North 01 deg. 51 min. 49 sec. East (North 00 deg. 04 min. 49 sec. East record) 1079.97 feet; thence on the North right-of-way line of F Road, South 88 deg. 13 min. 26 sec. East, (North 89 deg. 59 min. 40 sec. East record) 1049.57 feet to a 5/8" rebar, aluminum cap at the Southwest Corner of said Lot One and the True Point of Beginning;

Thence North 86 deg. 30 min. 30 sec. East 182.33 feet to the East line of said Lot One;

Thence South 01 deg. 59 min. 42 sec. West (South 00 deg. 06 min. 21 sec. West record) 16.74 feet along said East line to the South line of said Lot One and said North right-of-way line;

Thence on said South line and said North right-of-way line, North 88 deg. 13 min. 26 sec. West (North 89 deg. 59 min. 40 sec. West record), 181.50 feet to a 5/8" rebar, aluminum cap and the True Point of Beginning.

Contains: 1,519 sq.ft. or 0.0349 acres



Kevin W. Reynolds, PLS 34581

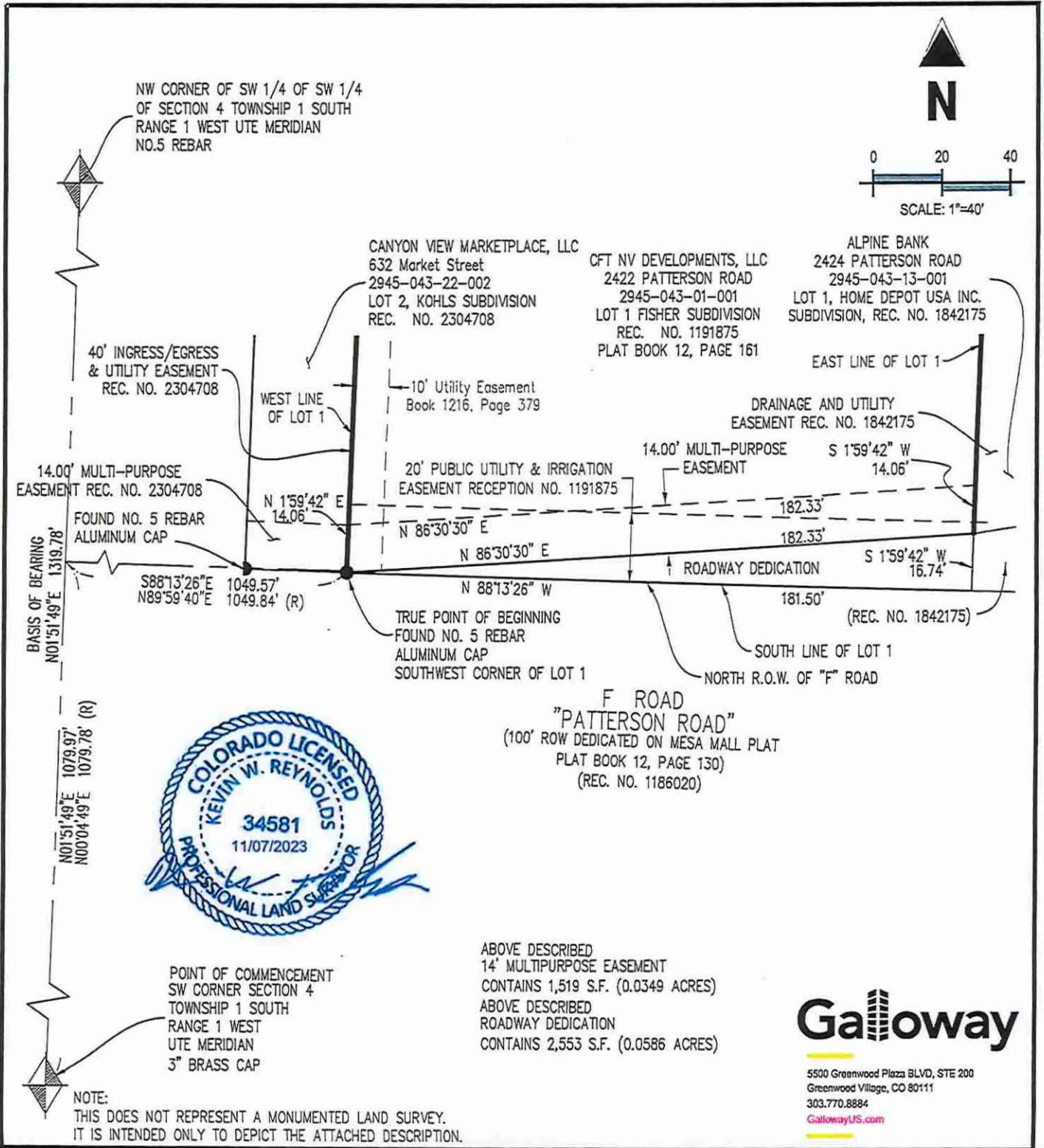
Project No. HVT.006

Prepared for and on behalf of Galloway and Co., Inc.

5500 Greenwood Village Plaza Blvd., Suite 200

Greenwood Village, Colorado 80111

EXHIBIT B



2422 Patterson Road
Grand Junction, CO
Parcel: 2945-043-01-001

Exhibit A

Project No:	HVT.006
Drawn By:	JRA/SCD/RCE
Checked By:	JRA/GMK/KWR/LGB
Date:	11/07/2023