RECEPTION#: 3087354, at 3/7/2024 1:13:06 PM, 1 of 3
Recording: $33.00, Doc Fee Exempt Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

Correction
E RECORDED DATE 9/18/2024
COUNTY Mesa
REC. NO. 3104528

This Deed is being re-recorded to add signature.

CTS
11S22104214

WARRANTY DEED

This Warranty Deed, made this 5 day of February, 2024, by and between **Genesis Builders LLC, Grantor**, for and in consideration of the sum of Ten Dollars and other good and valuable consideration ($10.00), 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 of Grantor's undivided interests in and to the following described tract or parcel of land for Public Roadway and Utility Right-of-Way purposes, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2945-044-00-042

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 Grantor will warrant and defend the title and quiet possession of Grantor's undivided interests in and 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 5 day of February, 2024.

Genesis Builders LLC

By: Edward Quigley

Name: Edward Quigley

Title: Manager

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of February, 2024, by Edward Quigley as manager of Genesis Builders LLC.

Witness my hand and official seal.

My commission expires: August 30 2027

MARKIE MYERS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234033450
MY COMMISSION EXPIRES AUG 30, 2027

Markie Myers
Notary Public

Isaiah Quigley as Manager of Genesis Builders, LLC

STATE OF Colorado

COUNTY OF Mesa

The foregoing instrument was acknowledged before me this 12th day of September, 2024 By: Isaiah Quigley as Manager of Genesis Builders, LLC

My Commission Expires 8.30.27

MARKIE MYERS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234033450
MY COMMISSION EXPIRES AUG 30, 2027

Witness my hand and official seal

NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION
2945-044-00-042
RIGHT-OF-WAY PARCEL NO. RW-24

A parcel of land being a portion of the land as described in Reception Number 3045001 lying in the NE1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 4, and assuming the South line of said NE1/4 SE1/4 bears S89°51'20"W, with all other bearings contained herein being relative thereto; thence S89°51'20"W, along South line of said NE1/4 SE1/4, a distance of 208.00 feet; thence N00°02'40"E, a distance of 13.00 feet; to the Point of Beginning;

thence S89°51'20"W, a distance of 208.00 feet, to the westerly line of said property; thence along said westerly line, N00°02'40"E, a distance of 14.00 feet; thence leaving said westerly line, N89°51'20"E, a distance of 208.00 feet, to a point on the easterly line of said property; thence along said easterly line S00°02'40"W, a distance of 14.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 2,912 Square Feet or 0.07 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075
Rolland Consulting Engineers
405 Ridges Blvd. Suite A
Grand Junction, CO 81507



C:\Projects\C2426 F 3 rd City GA\Parcel 24\CAD\Parcel 24 Aquisition Docs.dwg — PLOTTED 2023-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.FT	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY:	CLB
DATE:	12-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	

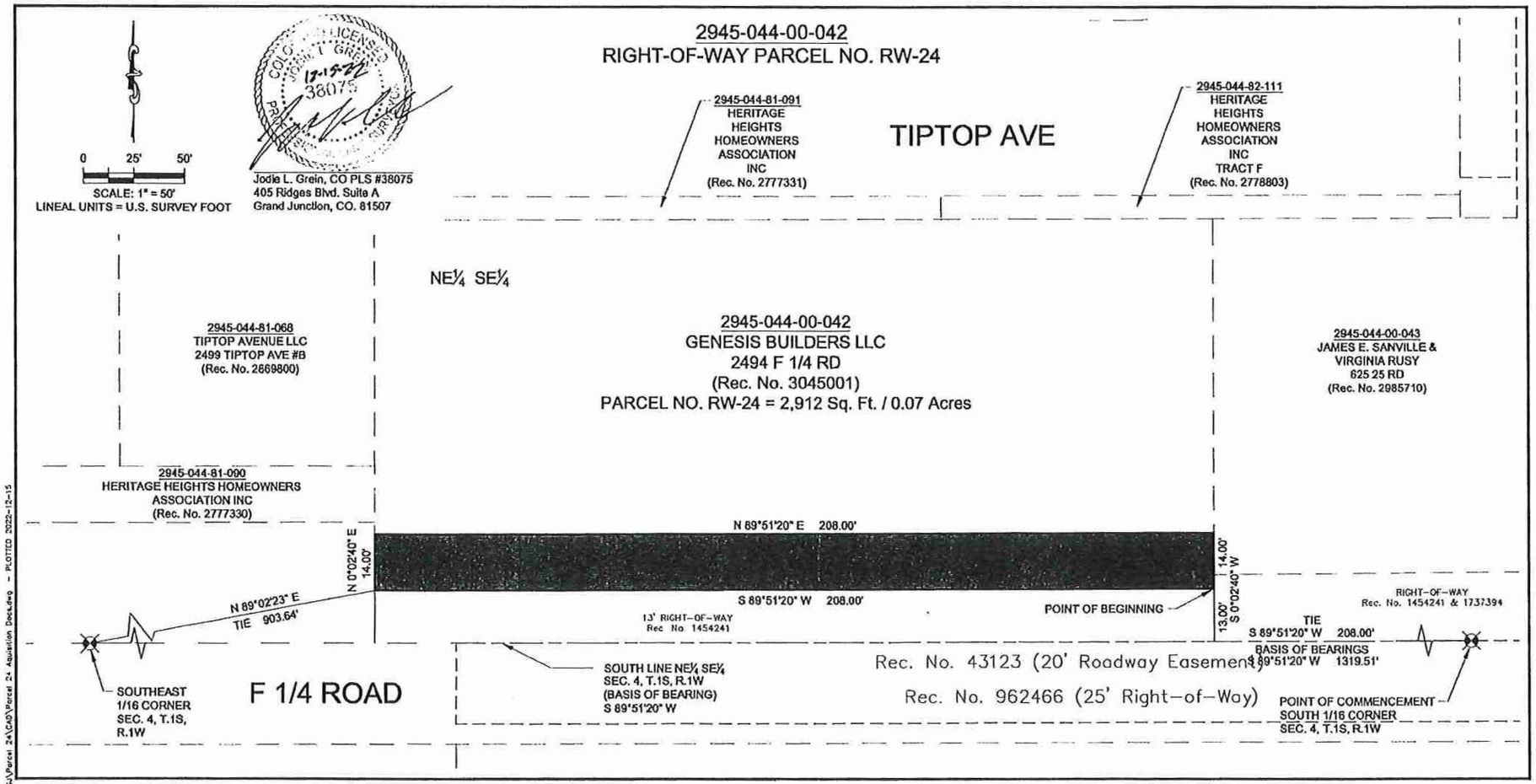
Portion of 2945-044-00-042
Located in a part of the NE¼ SE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO 207-F210306

RECEPTION#: 3087354, at 3/7/2024 1:13:06 PM, 3 of 3
Recording: $33.00, Doc Fee Exempt Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

EXHIBIT B



C:\Projects\C2428 F.5 Rd City GJ\Parcel 24\CAD\Parcel 24 Aquisition Decs.dwg – PLOTTED 2022-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
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DRAWN BY:	CLB
DATE:	12-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 25'

Portion of 2945-044-00-042
Located in a part of the NE¼ SE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO 207-F210306

RECEPTION#: 3087354
3/7/2024 1:13:06 PM, 1 of 3
Recording: $33.00, Doc Fee Exempt
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

CTS

HS22104214

WARRANTY DEED

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> See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.
>
> Being a part of Mesa County Assessor Parcel No.: 2945-044-00-042

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 Grantor will warrant and defend the title and quiet possession of Grantor's undivided interests in and 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 5 day of February, 2024.

Genesis Builders LLC

By: Edward Quigley

Name: Edward Quigley

Title: Manager

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of February, 2024, by Edward Quigley as manager of Genesis Builders LLC.

Witness my hand and official seal.

My commission expires: August 30 2027

MARKIE MYERS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234033450
MY COMMISSION EXPIRES AUG 30, 2027

Markie Myers
Notary Public

EXHIBIT A

LEGAL DESCRIPTION
2945-044-00-042
RIGHT-OF-WAY PARCEL NO. RW-24

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Said Parcel of land CONTAINING 2,912 Square Feet or 0.07 Acres, more or less, as described.

Authored by: Jodie L. Grein, CO PLS #38075
Rolland Consulting Engineers
405 Ridges Blvd. Suite A
Grand Junction, CO 81507



C:\Projects\C2426 F.5 Rd City GJ\Parcel 24\CAD\Parcel 24 Aquisition Docs.dwg — PLOTTED 2022-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
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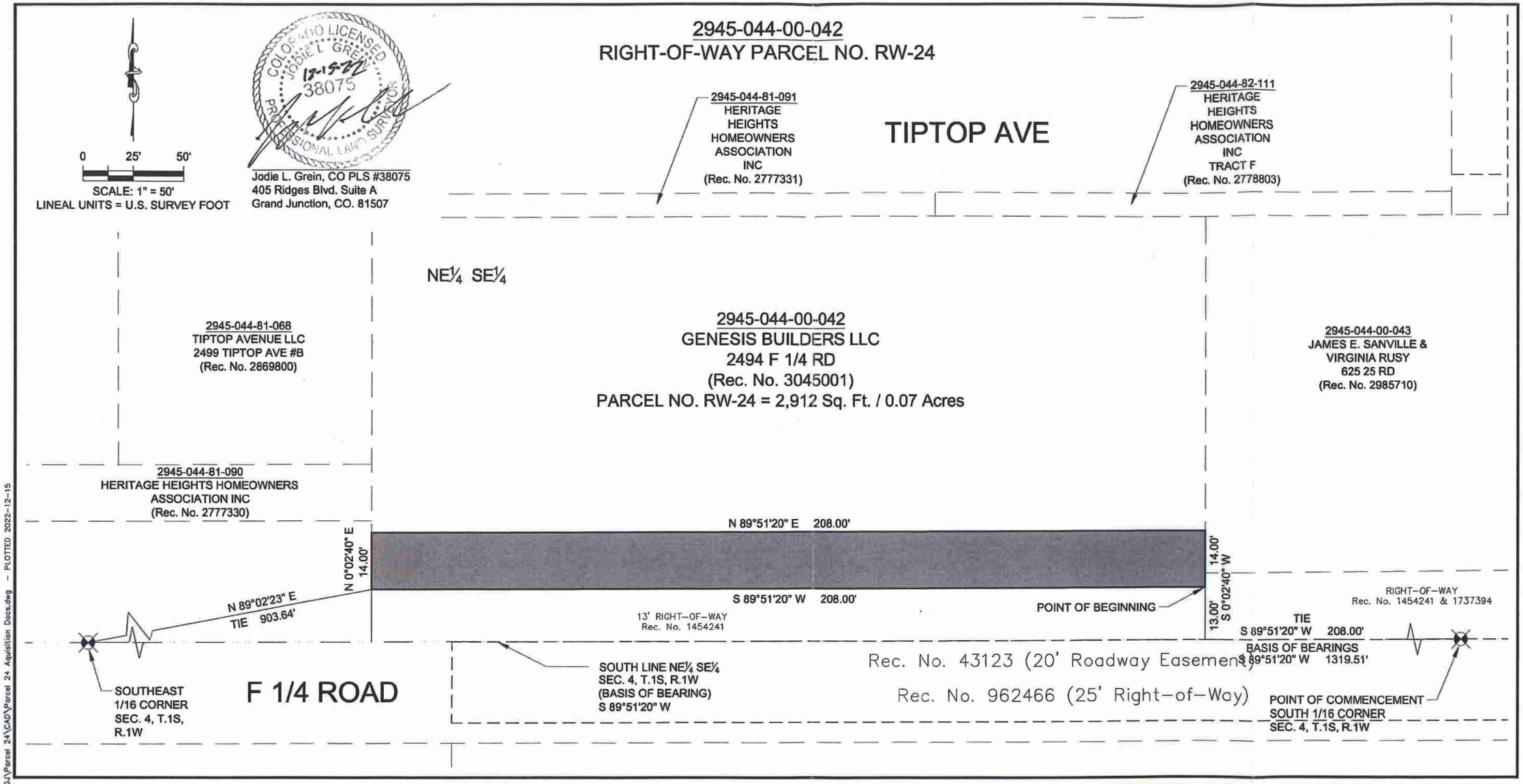
DRAWN BY:	CLB
DATE:	12-2022
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	

Portion of 2945-044-00-042
Located in a part of the NE¼ SE¼
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

EXHIBIT B



C:\Projects\C2426 F.5 Rd City GJ\Parcel 24\CAD\Parcel 24 Aquisition Docs.dwg – PLOTTED 2022-12-15

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
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DATE:	12-2022
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Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
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CITY OF Grand Junction COLORADO

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