

WARRANTY DEED

This Warranty Deed made this 2nd day of July, 2024 by and between **Carnero, LLC**, a Colorado Limited Liability Company, (Grantor), who is the owner of a parcel of land located at 2503 Foresight Circle, Grand Junction, Colorado 81505, as recorded at Reception No. 3086334, in the Mesa County Clerk and Recorder's records, 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, have sold, granted and conveyed, and by these presents do 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, Colorado 81501, its successors and assigns forever all right, title and interest in fee simple the following described parcel of land for Public Road and Utilities Right-of-Way purposes, to wit:

See **Exhibit "A" and Exhibit "B"** attached hereto and incorporated herein by reference for the legal descriptions and graphic illustrations of the parcels of land that are the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2945-033-07-043

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 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 July, 2024.

Carnero, LLC, a Colorado limited liability company

By: _____


Nathan Williams, Manager

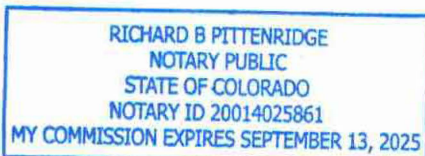
State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 2nd day of July 2024 by **Nathan Williams** as **Manager** of Carnero, LLC, a Colorado limited liability company.

Witness my hand and official seal.



Notary Public



LEGAL DESCRIPTION
2945-033-07-043
RIGHT-OF-WAY PARCEL NO. RW-34

A parcel of land being a portion of the land as described in Reception Number 3086334 lying in the SW1/4 SW1/4 of Section 3, 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 3, and assuming the West line of said SW1/4 SW1/4 bears S00°02'40"W, with all other bearings contained herein being relative thereto; thence S00°02'40"W, along said West line, a distance of 679.86 feet; thence, leaving said West line, S89°57'20"W, a distance of 50.00 feet to a point on the West line of the property described in Reception Number 1672917 and to the Point of Beginning;

thence along the arc of a 75.00 foot radius non-tangent curve to the right for a distance of 78.63 feet, with chord which bears N60°00'27"E, a distance of 75.08 feet, and an interior angle of 60°04'14" to a point on the North line of the property described in Reception Number 3086334; thence, along said North line of the property, S89°57'20"E, a distance of 159.12 feet; thence along the arc of a 220.00 foot radius curve to the right for a distance of 13.78 feet, with chord which bears S88°09'38"E, a distance of 13.78 feet, and an interior angle of 3°35'19"; thence, leaving said North line of the property, S83°05'19"W, a distance of 164.11 feet; thence along the arc of a 385.00 foot radius curve to the right for a distance of 38.89 feet, with chord which bears S85°58'57"W, a distance of 38.87 feet, and an interior angle of 5°47'15"; thence along the arc of a 14.00 foot radius curve to the left for a distance of 21.74 feet, with chord which bears S44°22'52"W, a distance of 19.62 feet, and an interior angle of 88°59'25"; thence along the arc of a 16.00 foot radius curve to the right for a distance of 24.18 feet, with chord which bears S43°10'25"W, a distance of 21.94 feet, and an interior angle of 86°34'30"; thence S00°02'40"W, a distance of 160.25 feet; thence along the arc of a 161.00 foot radius curve to the right for a distance of 31.13 feet, with chord which bears S05°35'01"W, a distance of 31.08 feet, and an interior angle of 11°04'41"; thence S00°02'40"W, a distance of 51.23 feet to a point on the South line of the property described in Reception Number 3086334; thence, along said South line of the property, N89°57'20"W, a distance of 4.50 feet to a point on said West line of the property; thence, leaving said South line of the property and along said West line of the property, N00°02'40"E, a distance of 257.94 feet to the Point of Beginning;

Said Parcel of land CONTAINING 4,963 Square Feet or 0.11 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



DRAWN BY: CLB
 DATE: 07-2022
 REVIEWED BY: JLG
 APPROVED BY: BH
 SCALE: _____

Portion of 2945-033-07-043
 Located in a part of the SW¹/₄ SW¹/₄
 Section 3, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

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

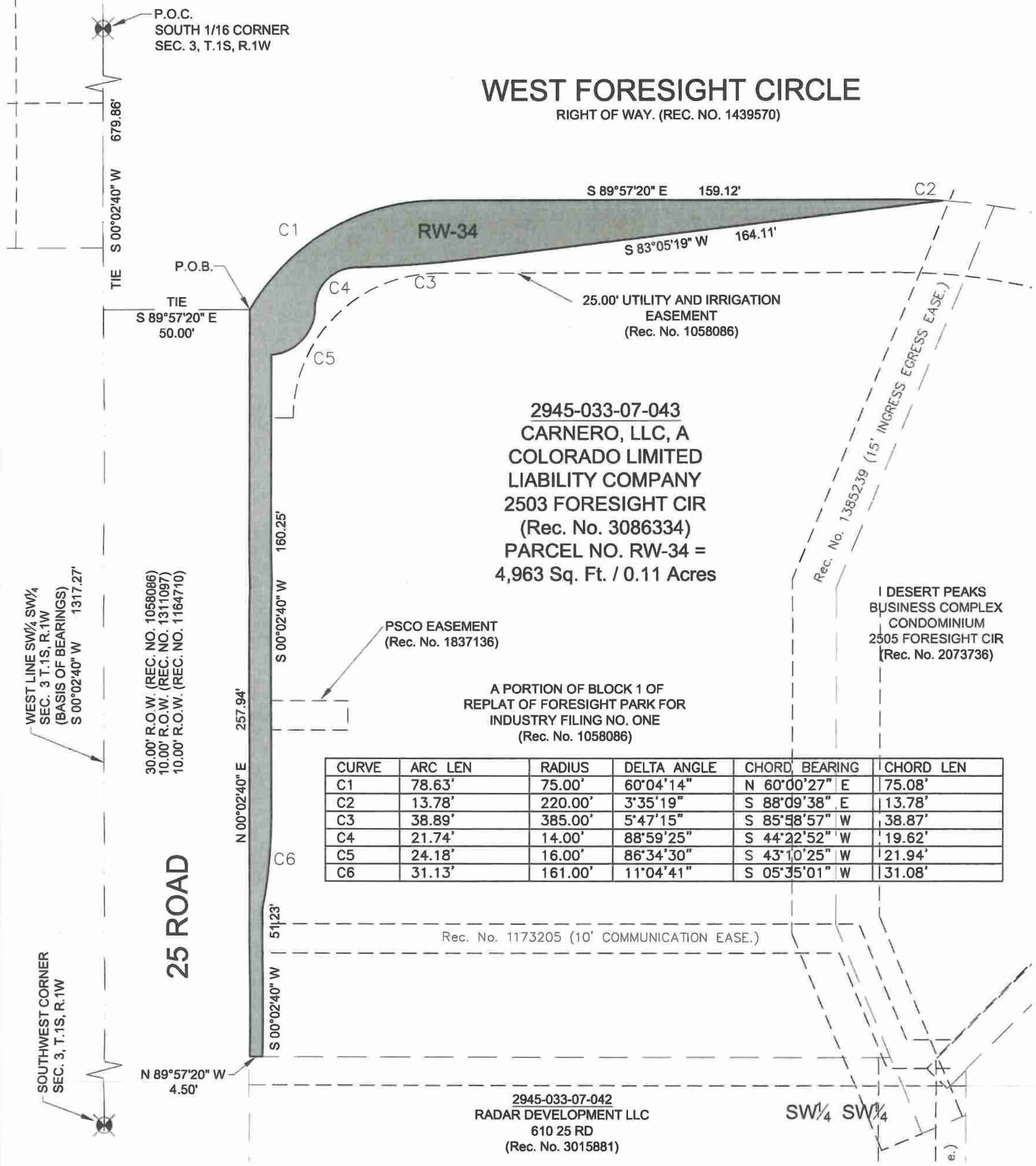
The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or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



Jodie L. Grein, PLS #38075
405 Ridges Blvd. Suite A
Grand Junction, CO. 81507

2945-033-07-043
RIGHT-OF-WAY PARCEL NO. RW-34

0 20' 40'
SCALE: 1" = 40'
LINEAL UNITS = U.S. SURVEY FOOT



2945-033-07-043
CARNERO, LLC, A
COLORADO LIMITED
LIABILITY COMPANY
2503 FORESIGHT CIR
(Rec. No. 3086334)
PARCEL NO. RW-34 =
4,963 Sq. Ft. / 0.11 Acres

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	78.63'	75.00'	60°04'14"	N 60°00'27" E	75.08'
C2	13.78'	220.00'	3°35'19"	S 88°09'38" E	13.78'
C3	38.89'	385.00'	5°47'15"	S 85°58'57" W	38.87'
C4	21.74'	14.00'	88°59'25"	S 44°22'52" W	19.62'
C5	24.18'	16.00'	86°34'30"	S 43°10'25" W	21.94'
C6	31.13'	161.00'	11°04'41"	S 05°35'01" W	31.08'

DRAWN BY: CLB
DATE: 03-2024
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: 1" = 40'

Portion of 2945-033-07-043
Located in a part of the SW¹/₄ SW¹/₄
Section 3, 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

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

Original Note and Deed of Trust Returned to:
When recorded return to:
Prepared/Received by:

REQUEST FOR FULL / PARTIAL

RELEASE OF DEED OF TRUST AND RELEASE BY HOLDER OF THE EVIDENCE OF DEBT WITHOUT PRODUCTION OF EVIDENCE OF DEBT PURSUANT TO § 38-39-102 (1) (a) and (3), COLORADO REVISED STATUTES

8/14/24 Date
Carnero, LLC a Colorado limited liability company, Nathan Williams and Eric Marquez Original Grantor (Borrower)
1915 Monument Canyon Drive, Grand Junction, CO 81507 Current Address of Original Grantor, Assuming Party, or Current Owner
 Check here if current address is unknown
2503 L.L.C., a Colorado limited liability company Original Beneficiary (Lender)
February 21, 2024 Date of Deed of Trust
February 26, 2024 Date of Recording and/or Re-Recording of Deed of Trust
Trust Reception No. #3086336 Recording Information

County Repl. No. and/or Film No. and/or Book/Page No. and/or Torrens Reg. No.

TO THE PUBLIC TRUSTEE OF MESA COUNTY

(The County of the Public Trustee who is the appropriate grantee to whom the above Deed of Trust should grant an interest in the property described in the Deed of Trust)

PLEASE EXECUTE AND RECORD A RELEASE OF THE DEED OF TRUST DESCRIBED ABOVE. The indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied in regard to the property encumbered by the Deed of Trust as described in the Deed of Trust as to a full release or, in the event of a partial release, only that portion of the real property described as:

(IF NO LEGAL DESCRIPTION IS LISTED THIS WILL BE DEEMED A FULL RELEASE.)

Pursuant to § 38-39-102 (3), Colorado Revised Statutes, in support of this Request for Release of Deed of Trust, the undersigned, as the holder of the evidence of debt secured by the Deed of Trust described above, or as a Title Insurance Company authorized to request the release of a Deed of Trust pursuant to § 38-39-102(3)(c), Colorado Revised Statutes, in lieu of the production or exhibition of the original evidence of debt with this Request for Release, certifies as follows:

- 1. The purpose of the Deed of Trust has been fully or partially satisfied.
- 2. The original evidence of debt is not being exhibited or produced with this request for release of Deed of Trust.
- 3. It is one of the following entities (check applicable box):
 - a. The holder of the original evidence of debt that is a qualified holder, as specified in § 38-39-102(3)(a), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee for any and all damages, costs, liabilities, and reasonable attorney fees incurred as a result of the action of the Public Trustee taken in accordance with this request for release;
 - b. The holder of the evidence of debt requesting the release of a Deed of Trust without producing or exhibiting the original evidence of debt that delivers to the Public Trustee a corporate surety bond as specified in § 38-39-102(3)(b), Colorado Revised Statutes;
 - c. A title insurance company licensed in Colorado, as specified in § 38-39-102(3)(c), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee taken in accordance with this request for release and that has caused the indebtedness secured by the deed of trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness; or
 - d. A holder, as specified in § 38-39-102 (3)(d)(I), Colorado Revised Statutes, that agrees that it is obligated to indemnify the Public Trustee pursuant to statute as a result of the action of the Public Trustee in accordance with this Request for Release and that has caused the indebtedness secured by the Deed of Trust to be satisfied in full, or in the case of a partial release, to the extent required by the holder of the indebtedness. E-FILE ONLY

2503 L.L.C., a Colorado limited liability company 775 25 3/4 Road, Grand Junction, CO 81505
Name and address of the holder of the evidence of debt secured by Deed of Trust (lender) or name and address of the Title Insurance Company authorized to request the release or a Deed of Trust

J. Dale Utt, Vice President of 2503 L.L.C., 775 25 3/4 Road, Grand Junction, CO 81505
Name, title, and address of officer, agent, or attorney of the holder of the evidence of debt secured by Deed of Trust (lender)

J. Dale Utt
J. Dale Utt, Vice President

ALICE E. YOUNG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20014039435
My Commission Expires December 17, 2025

State of Colorado, County of Mesa
The foregoing Request for Release was acknowledged before me on August 14, 2024 (Date)
by* J. Dale Utt, as Vice President of 2503 L.L.C., a Colorado limited liability company
*If applicable, insert title of officer and name of current holder (Notary Seal)

Witness my hand and official seal *Alice E. Young* 12-17-2025
Notary Public Date Commission Expires

RELEASE OF DEED OF TRUST

WHEREAS, the Grantor(s) named above, by Deed of Trust, granted certain real property described in the Deed of Trust to the Public Trustee of the County referenced above, in the State of Colorado, to be held in trust to secure the payment of the indebtedness referred to in the Deed of Trust; and
WHEREAS, the indebtedness secured by the Deed of Trust has been fully or partially paid and/or the purpose of the Deed of Trust has been fully or partially satisfied according to the written request of the holder of the evidence of debt or Title Insurance Company authorized to request the release of the Deed of Trust;
NOW THEREFORE, in consideration of the premises and the payment of the statutory sum, receipt of which is hereby acknowledged, I, as the Public Trustee in the County named above, do hereby fully and absolutely release, cancel and forever discharge the Deed of Trust or that portion of the real property described above in the Deed of Trust, together with all privileges and appurtenances belonging to the real property.

(Public Trustee use only: use appropriate label) (Public Trustee's seal) Public Trustee *Norma Krepps*
(If applicable: Notary Seal) Deputy Public Trustee
Norma Krepps August 16, 2024



(If applicable, name and address of person creating new legal description as required by § 38-35-106.5, Colorado Revised Statutes.)

EXHIBIT A

Project: 02426 P.O. Box City Grand Junction CO Parcel 34 CAD Parcel 34 Acquisition Document - PLOTTED 2024-08-13

LEGAL DESCRIPTION

2945-033-07-043

RIGHT-OF-WAY PARCEL NO. RW-34

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thence along the arc of a 75.00 foot radius non-tangent curve to the right for a distance of 78.63 feet, with chord which bears N60°00'27"E, a distance of 75.08 feet, and an interior angle of 60°04'14" to a point on the North line of the property described in Reception Number 3086334; thence, along said North line of the property, S89°57'20"E, a distance of 159.12 feet; thence along the arc of a 220.00 foot radius curve to the right for a distance of 13.78 feet, with chord which bears S88°09'38"E, a distance of 13.78 feet, and an interior angle of 3°35'19"; thence, leaving said North line of the property, S83°05'19"W, a distance of 164.11 feet; thence along the arc of a 385.00 foot radius curve to the right for a distance of 38.89 feet, with chord which bears S85°58'57"W, a distance of 38.87 feet, and an interior angle of 5°47'15"; thence along the arc of a 14.00 foot radius curve to the left for a distance of 21.74 feet, with chord which bears S44°22'52"W, a distance of 19.62 feet, and an interior angle of 88°59'25"; thence along the arc of a 16.00 foot radius curve to the right for a distance of 24.18 feet, with chord which bears S43°10'25"W, a distance of 21.94 feet, and an interior angle of 86°34'30"; thence S00°02'40"W, a distance of 160.25 feet; thence along the arc of a 161.00 foot radius curve to the right for a distance of 31.13 feet, with chord which bears S05°35'01"W, a distance of 31.08 feet, and an interior angle of 11°04'41"; thence S00°02'40"W, a distance of 51.23 feet to a point on the South line of the property described in Reception Number 3086334; thence, along said South line of the property, N89°57'20"W, a distance of 4.50 feet to a point on said West line of the property; thence, leaving said South line of the property and along said West line of the property, N00°02'40"E, a distance of 257.94 feet to the Point of Beginning;

Said Parcel of land CONTAINING 4,963 Square Feet or 0.11 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



DRAWN BY: CLB
DATE: 07-2022
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: _____

Portion of 2945-033-07-043
Located in a part of the SW¼ SW¼
Section 3, 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-F210305

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

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EXHIBIT B

