

## SPECIAL WARRANTY DEED

This Warranty Deed made this 22 day of January, 2025 by and between **Conjunction Junction, LLC, a Colorado Limited Liability Company, Grantor**, whose mailing address is 5200 West 20<sup>th</sup> Street, Greeley, CO 80634, who is the owner of a parcel of land located at 200 Rood Avenue and 327 N. 2<sup>nd</sup> Street, Grand Junction, CO 81501, as recorded in Reception No. 3035507, Public records of Mesa County, Colorado, for and in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) 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:

Subject to sewer easement – newly described by:

A parcel of land situated in the NW1/4 of the SW1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as follows:

Commencing at the City of Grand Junction block corner for Rood Avenue and 2nd Street, from which the City of Grand Junction block corner for Main Street and 2nd Street bears S00°00'57" W 351.94 feet, running thence N89°58'49"W 20.00 feet to the west line of the existing Rood Avenue at 2nd Street right-of-way and the Point of Beginning.

Running thence along the said west right-of-way line S00°00'57"W 46.00 feet; thence N89°58'49"W 250.17 feet to the east line of the existing right-of-way of Rood Avenue at 1st Street; thence along said east right-of-way the following 2 courses: (1) N00°E05'46" 46.00 feet; (2) thence N00°03'34"E 20.00 feet to the north end of said east right-of-way; thence S89°58'49"E 250.10 feet to the west line of the existing Rood Avenue at 2nd Street right-of-way; thence along said west right-of-way line S00°02'36"W 20.00 feet to the Point of Beginning.

Parcel contains 0.38 acres (16508.5 square feet), more or less, as described herein and 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 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 claiming under Grantor.

Executed and delivered this 22 day of January, 2025.

**GRANTOR:**  
**Conjunction Junction, LLC, a Colorado Limited Liability Company**

By: Western States Management Services, LLC, its manager

By:   
Signature, Manager of Western  
States Management Services

Tyler Richardson  
Printed Name

State of Colorado )

)ss

County of Mesa-Weld )

The foregoing instrument was acknowledged before me this 22 day of January, 2025 by Tyler Richardson as manager for Conjunction Junction, LLC, a Colorado Limited Liability Company.

My commission expires 09/24/2026

Witness my hand and official seal.

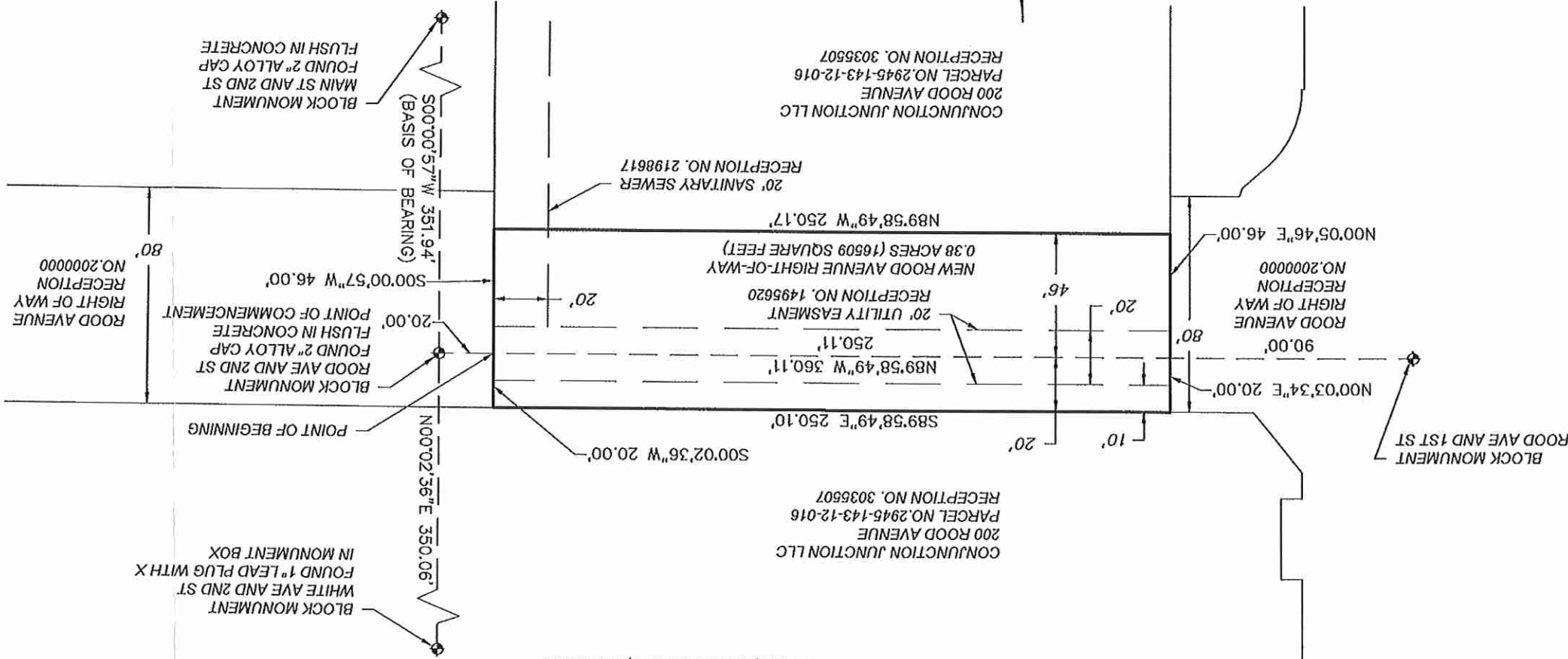


BREND A E ROGERS  
Notary Public

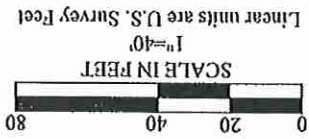
  
Notary Public

**SHEET 1 OF 2**

RIGHT-OF-WAY EXHIBIT  
200 Road Avenue, Grand Junction, CO 81501



- LEGEND:**
- +— SURVEY CONTROL MONUMENT
  - EXISTING EASEMENT
  - ADJOINER
  - SURVEY CONTROL
  - PARCEL BOUNDARY



Christopher C. Ransler  
Colorado PLS 38089

SHEET 2 OF 2

KAART SURVEYING, LLC  
734 Main Street  
Grand Junction, CO 81501  
970.201.4081  
surveying@kaart.com

JOB NUMBER: 2650422    DATE: 01/13/2025

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