

GRANT OF ALLEYWAY EASEMENT

Conjunction Junction, LLC, a Colorado Limited Liability Company, Grantor, whose mailing address is 5200 West 20th Street, Greeley, CO 80634, who is the owner of a parcel of land located at 200 Rood Avenue and 327 N. 2nd Street, Grand Junction, CO 81501, as recorded in Reception No. 3035507, 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 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, CO 81501, an Alleyway Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities and Public Roadway purposes, to wit:

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

Commencing at the Southeast corner of Block 98 of the City of Grand Junction (Reception No.2000000), whence the Southwest corner of said Block 98 bears N89°55'26"W with all bearings contained herein being relative thereto; thence N89°55'26"W, a distance of 321.27 feet; thence N00°02'18"E, a distance of 20.00 feet to the Southeast corner of Lot 29 of said Block 98 and the Point of Beginning this point also being on the North right-of-way line of Rood Avenue, City of Grand Junction (Reception No.2000000); thence running along said North right-of-way line N89°55'26"W, a distance of 20.71 feet; thence N00°02'11"E, a distance of 270.04 feet to a point on the North line of Lot 4 of said Block 98 and the South right-of-way line of White Avenue, City of Grand Junction (Reception No.2000000); thence along said South right-of-way line S89°54'56"E, a distance of 20.72 feet to the Northeast corner of said Lot 4; thence S00° 02'18"W, a distance of 270.03 feet to the Point of Beginning.

Parcel contains 5595 Sq. 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 is 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 whomsoever.

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] Tyler Richardson
Signature Name, Manager of Western States Management Services

State of Colorado)
County of Mesa Weld)ss

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

BRENDA E ROGERS
Notary Public
State of Colorado
Notary ID # 20104039009
My Commission Expires 09-24-2026

[Signature]
Notary Public

RATIFICATION OF GRANT OF ALLEYWAY EASEMENT

Ratified, acknowledged, and consented to subordination of interest, by the following Deed of Trust Beneficiary:

The undersigned hereby certifies that it is a holder of a security interest upon the above described property and does hereby join in and consent to this grant of alleyway easement by the owner thereof and agrees that its security interest as beneficiary of the security interest for ANB Bank, a Colorado State Bank Patterson, which is evidenced by that Deed of Trust dated October 26, 2022, and recorded on 10/27/2022, in the office of the Mesa County Clerk and Recorder, Reception No. 3047922, shall be and is hereby subordinate to this grant of multipurpose easement to the City of Grand Junction.

ANB Bank a Colorado State Bank Patterson

By: [Signature]
Print Name: CHRIS DUNKIN

State of Colorado)
County of Mesa)ss
)

The foregoing instrument was ratified, acknowledged, and consented to subordination of interest, before me this 23rd day of January, 2025 by Chris Dunkin as Community Bank president for ANB Bank, a Colorado State Bank Patterson, with authority to do so.

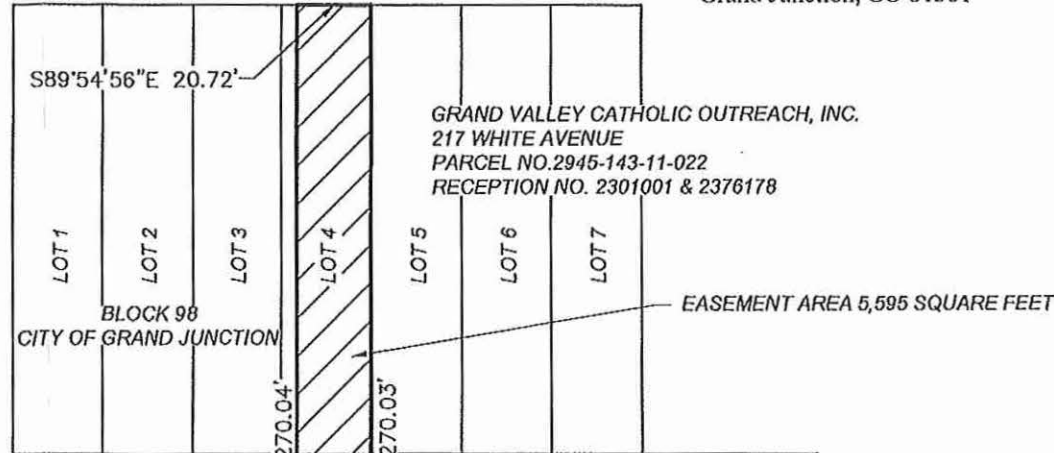
Witness my hand and official seal.

[Signature]
Notary Public

TRISHA MANION
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234015725
MY COMMISSION EXPIRES APRIL 25, 2027

WHITE AVENUE
60' RIGHT OF WAY
RECEPTION NO. 2000000

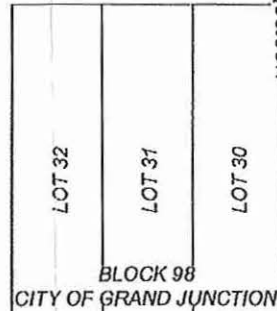
EXHIBIT A
20' ALLEY EASEMENT 200 Rood Avenue,
Grand Junction, CO 81501



CONJUNCTION JUNCTION LLC
200 ROOD AVENUE
PARCEL NO. 2945-143-12-016
RECEPTION NO. 3035507

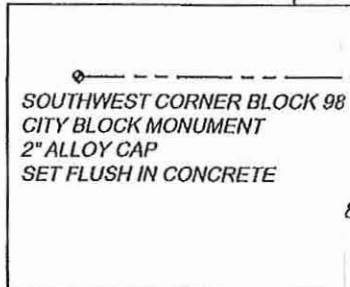
VACATED ALLEY
RECEPTION NO. 1495620

20' ALLEY RIGHT OF WAY
RECEPTION NO. 2000000



HOME LOAN AND INVESTMENT COMPANY
228 ROOD AVENUE
PARCEL NO. 2945-143-11-020
RECEPTION NO. 2402168

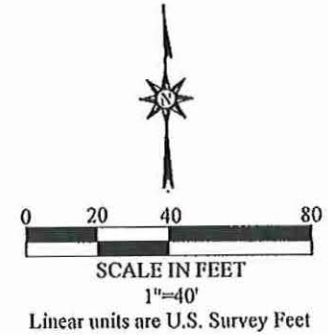
POINT OF BEGINNING
SOUTHEAST CORNER LOT 29



ROOD AVENUE
RIGHT OF WAY
RECEPTION
NO. 2000000

BASIS OF BEARING N89°55'26"W
SOUTH LINE BLOCK 98 OF THE CITY OF GRAND JUNCTION

POINT OF COMMENCEMENT
SOUTHEAST CORNER BLOCK 98
CITY BLOCK MONUMENT
1" LEAD SQUARE PLUG
WITH CHISELED "X"
IN MONUMENT BOX



Christopher C. Ransier
Colorado PLS 38069

- LEGEND:**
- EASEMENT BOUNDARY
 - EXISTING PARCEL LINES
 - CITY OF GRAND JUNCTION LOT LINES
 - SURVEY CONTROL LINES
 - ▨ EASEMENT AREA

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

JOB NUMBER: 2650422

DATE: 01/21/2025

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