

WARRANTY DEED

This Warranty Deed made this 30 April day of, 2025 by and between **Wilbur C & Nona F Van Winkle, Grantors**, who are the owners of a parcel of land located at 2901 D Road, Grand Junction, Colorado as recorded at Reception No. 1924148 & 2262425, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten and no/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, CO 81501, its successors and assigns forever all right, title and interest in fee simple the following described parcel of land for Public Roadway purposes, to wit:

RW-01: Containing 2,370 square feet (0.054 acres) and more particularly described on **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.

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 Grantors hereby covenanting that Grantors 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 30 day of April, 2025.

By: Wilbur C Van Winkle

Name: Wilbur C Van Winkle

By: Nona F Van Winkle

Name: Nona F Van Winkle

State of Colorado

)
) ss
County of Mesa

The foregoing instrument was acknowledged before me this 30 day of April, 2025 by Wilbur C Van Winkle and Nona F Van Winkle.

My commission expires July 23, 2028.
Witness my hand and official seal.

Hanna M Costanzo
Notary Public

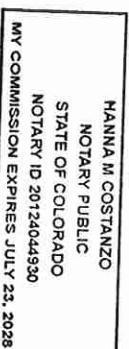


Exhibit A

2943-202-00-058
RIGHT-OF-WAY PARCEL NO. RW-1

LEGAL DESCRIPTION

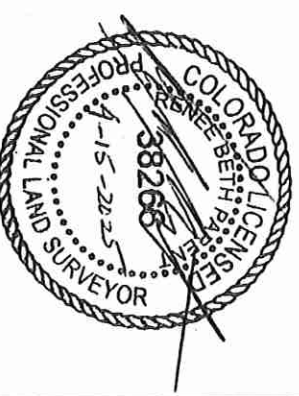
A parcel of land located in the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of said Section 20, and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 19 bears N89°40'49"W a distance of 1,319.51 feet with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°58'42"E, a distance of 40.00 feet along said North line of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of said Section 20 to the Point of Beginning;

thence continuing N89°58'42"E, a distance of 30.00 feet along said North line to the boundary of Right of Way parcel F-54B Rev as described in Reception Number 2279131; thence S00°00'00"W along said F-54B Rev boundary, a distance of 42.58 feet; thence S42°00'59"W, a distance of 39.80 feet; thence S00°06'25"W, a distance of 187.86 feet; thence S89°55'26"W, a distance of 3.02 feet to a point on the boundary of Right-of-Way Parcel F-54A Rev as described in Reception Number 2279131; thence N00°00'00"E along said F-54A Rev boundary, a distance of 260.00 feet to the Point of Beginning.

Said Parcel of land **CONTAINING 2.370** Square Feet or **0.054** Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
244 North 7th Street
Grand Junction, CO. 81501



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, and is not intended to be used as a means for establishing or verifying property boundary lines.

Located in the NW1/4 NW1/4
Section 20, T1S, R1E, Ute Meridian
City of Grand Junction,
County of Mesa, State of Colorado

DRAWN BY: NCW
DATE: 04/15/25
REVIEWED BY: RBP
APPROVED BY: RBP
SCALE: N/A

CITY OF
Grand Junction
COLORADO
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, Co. 81501

Exhibit B

2943-202-00-058
RIGHT-OF-WAY PARCEL NO. RW-1

R.O.W. Varies
Parcel F-55A Rev
(Rec. No. 2260735)

R.O.W.
(Rec. No. 2268853)

Parcel No. 2943-173-57-001
2902 D Road
Lot 1, Adventures First Stop Subdivision
Maverik, Inc.
(Rec. No. 2792720)

P.O.C. RW-1
NW Cor. Sec. 20,
T1S, R1E, U.M.
(MCSM No. 25-3)

R.O.W. Varies
Parcel F-56B Rev
(Rec. No. 2260735)

ROAD

R.O.W. Varies
Parcel F-59 Rev
(Rec. No. 2275050)

R.O.W. Varies
Parcel F-54B Rev
(Rec. No. 2279131)

R.O.W. Varies
Parcel F-51A Rev
(Rec. No. 2281819)

(Basis of Bearing)
N89°40'49"W - 1,319.51'
North Line NE1/4 NE1/4
Sec. 19, T1S, R1E, U.M.

ROAD

R.O.W. Varies
Parcel F-54A Rev
(Rec. No. 2279131)

East Line Right-of-Way
(Parcel F-54A Rev)

Parcel No. 2943-202-

Wilbur C. & Nona F. Van Winkle
(Rec. No. 1924148 & 2262425)

Parcel No. 2945-202-00-059
2911 D Road
Wilbur C. & Nona F. Van Winkle
(Rec. No. 2281819)

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MPE (R-54B Rev)
(Rec. No. 2279131)

TOTAL AREA RW-1
2,370 ft² / 0.054 Acres

R.O.W. Varies
Parcel F-62B Rev
(Rec. No. 2281819)

Parcel No. 2945-202-00-059
2911 D Road
Wilbur C. & Nona F. Van Winkle
(Rec. No. 2281819)

LINE DATA	
LINE BEARING	DISTANCE
L1 N89°58.42"E	40.00'
L2 N89°58.42"E	30.00'
L3 S00°00'00"W	42.58'
L4 S42°00'55"W	39.80'
L5 S00°06'25"W	187.86'
L6 S89°56.26"W	3.02'
L7 N00°00'00"E	260.00'

<u>ABBREVIATIONS</u>	
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
R.O.W.	Right-of-Way
M/E	Multi-Purpose Easement
P.L.	Property Line
Rec.	Reception
No.	Number
R.	Range
Sec.	Section
T.	Township
U.M.	Ute Meridian

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Located in the NW1/4 NW1/4
Section 20, T1S, R1E, Ute Meridian
City of Grand Junction,
County of Mesa, State of Colorado

DRAWN BY: NCW
DATE: 04/15/25
REVIEWED BY: RBP
APPROVED BY: RBP
SCALE: 1" = 50'

Grand Junction
CITY OF
C O L O R A D O
Engineering & Transportation
Department
244 North 7th Street - Grand Junction, Co. 81501

G:\Data\SURVEY\Annexations\2024\Balmer Annexation ANX\Van Winkle followup March 2025\Van Winkle ROW.dwg - PLOTTED 2025-04-16