

WARRANTY DEED

This Warranty Deed made this 30th day of May, 2024 by and between **Oz Business Two, LLC a Colorado Limited Liability Company, Grantor**, who is the owner of a parcel of land located at 624 24 1/2 Road, Grand Junction, CO 81505 as recorded at Reception No. **2928051**, 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, has sold, granted and conveyed, and by these present 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 interest in fee simple the following described parcel of land for Public Roadway purposes, to wit:

Containing Seven Hundred Sixty-Five (765) Square feet, more or less, as described and depicted in **Exhibit "A"** and **Exhibit "B"** 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 covenants 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 30th day of May, 2024.

GRANTOR: Oz Business Two, LLC, a Colorado Limited Liability Company


By: 

Name & Title: Silvano Colman
Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of May, 2024 by Silvano Colman, Manager, OZ Business TWO LLC

My commission expires 01-12-2027.
Witness my hand and official seal.


Notary Public

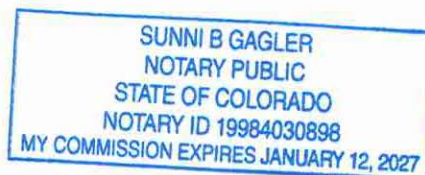


EXHIBIT A

2945-044-99-003
RIGHT-OF-WAY PARCEL NO. RW-9

A parcel of land being a portion of Lot 3 - Copper Village Filing 2 as described in Reception Number 3067587, located in the Southwest Quarter of the Southeast Quarter (SW1/4 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 Center-South 1/16 Corner of said Section 4, and assuming the West line of said SW1/4 SE1/4 bears N00°01'21"E with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°01'21"W, a distance of 59.90 feet along said West line; thence S89°58'39"E, a distance of 30.00 feet to a point on the West line of said Lot 3 as described in Reception Number 3067587 and the Point of Beginning;

thence N44°55'41"E, a distance of 8.50 feet; thence S00°01'21"W, a distance of 117.18 feet; thence S12°50'17"W, a distance of 27.05 feet to a point lying on said West line of Lot 3; thence N00°01'21"E, a distance of 137.53 feet along said West line of Lot 3 to the Point of Beginning.

Said Parcel of land CONTAINING 765 Square Feet or 0.02 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



N:\EngPro\F210303 (24.5 Rd from F to F.5 Rd)\B5ROW Acquisition\Parcel 9 (624 24.5 Rd)\Parcel 9 Acquisition Docs.dwg - PLOTTED 2024-04-22

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		

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.

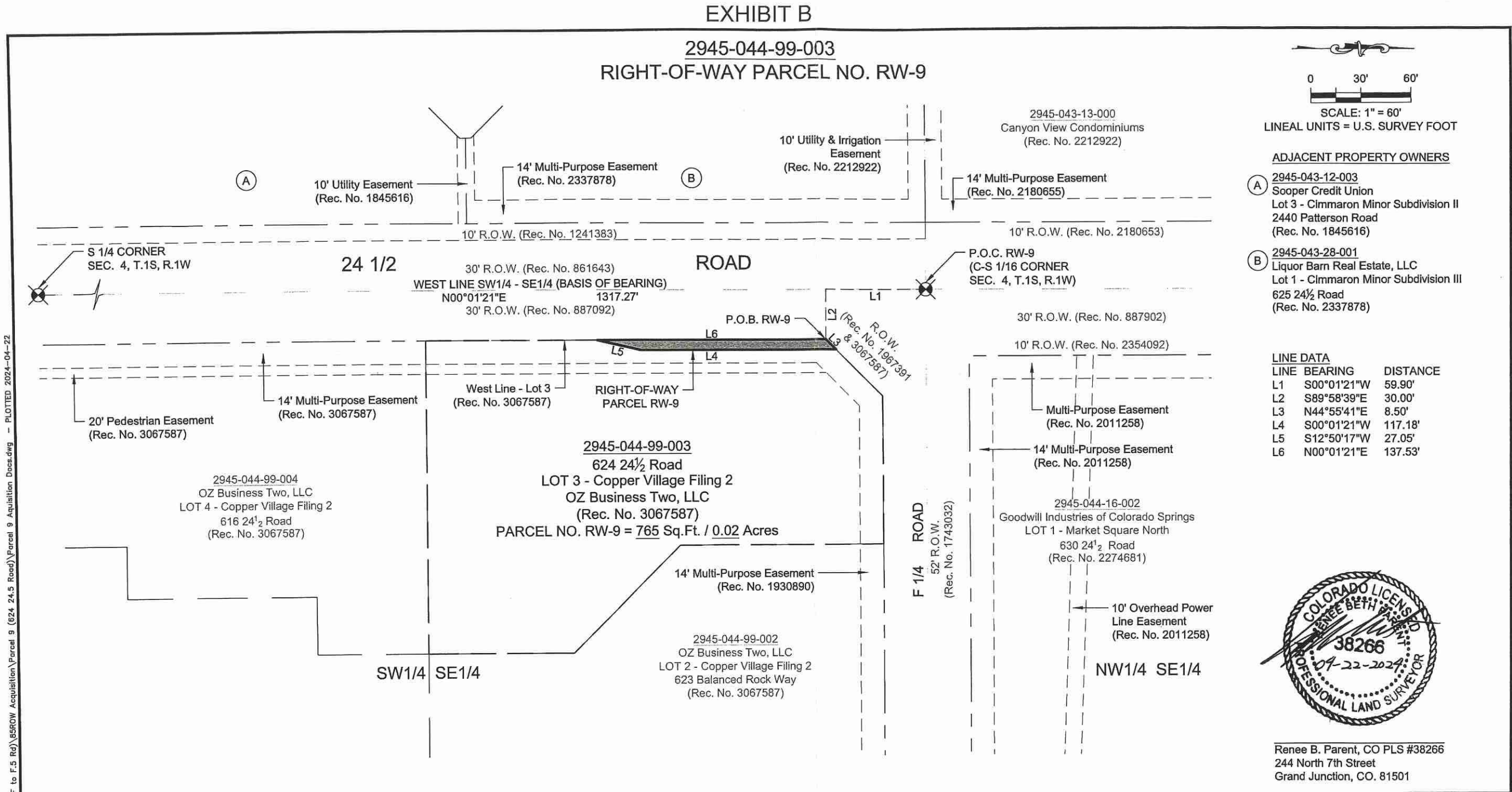
DRAWN BY: NCW
DATE: 04-22-2024
REVIEWED BY: RBP
APPROVED BY: RD
SCALE:

Portion of 2945-044-99-003
Located in a part of the SW1/4 SE1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210303

N:\EngProj\F210303 (24.5 Rd from F to F.5 Rd)\5560W Acquisition\Parcel 9 (624 24.5 Road)\Parcel 9 Acquisition Docs.dwg - PLOTTED 2024-04-22



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DRAWN BY: NCW
DATE: 04-22-2024
REVIEWED BY: RBP
APPROVED BY: RD
SCALE: 1" = 60'

Portion of 2945-044-99-003
Located in a part of the SW1/4 SE1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO


ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210303

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity named **OZ Business Two, LLC**
2. The type of entity is a **Limited Liability Company**
3. The entity is formed under the laws of **Colorado**
4. The mailing address for the entity is **PO Box 1473, Grand Junction, CO 81502**
5. The name position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is **Silvano Colman as Manager**
6. The authority of the foregoing person(s) to bind the entity is **not limited**
7. Other matters concerning the manner in which the entity deals with interests in real property:
NONE
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.3
9. The Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this day of June 5, 2020.

OZ Business Two, LLC


By: **Silvano Colman as Manager**

State of: **Colorado**

County of: **Mesa**

The foregoing Statement of Authority was acknowledged before me this day of June 5, 2020, by **Silvano Colman as Manager of OZ Business Two, LLC**.

Witness my hand and official seal.

My commission expires: **01-12-2023**


Notary Public

WHEN RECORDED RETURN TO:
OZ Business Two, LLC
PO Box 1473, Grand Junction, CO 81502

