

WARRANTY DEED

This Warranty Deed made this 17 day of January, 2023 by and between **Vistas at Tiara Rado Condominium Association, Inc., a Colorado Non-profit Corporation, Grantor**, who has authority to convey real property pursuant to the Declaration of Covenants, Conditions, and Restrictions for Vistas at Tiara Rado Condominiums as recorded at Reception No. 2633622, in the Mesa County Clerk and Recorder's records, and C.R.S. 38-33.3-302(h) 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 and utility purposes, to wit:

See attached Exhibit A for the land description all within the County of Mesa, State of Colorado and depicted on the attached Exhibit B 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 17 day of January, 2023.

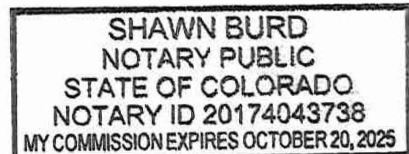
Vistas at Tiara Rado Condominium Association
Also known as Vistas at Tiara Rado Condominium Association, Inc.

By: Calvin C. Remsburg
Name: CALVIN C. REMSBURG
Title: Vista at Tiara Rado Condominiums

Attested by:

By: Terry L. Hulquest
Name: TERRY L. HULQUEST
Secretary of the Vistas at Tiara Rado Condominium Association
also known as Vistas at Tiara Rado Condominium Association, Inc.

State of Colorado)
County of Mesa)ss



The foregoing instrument was acknowledged before me this 17 day of January, 2023 by Calvin C. Remsburg as Vistas at Tiara Rado Condominium Association, Inc.

My commission expires 10/20/25
Witness my hand and official seal:

Notary Public

State of Colorado)
County of Mesa)ss



The foregoing instrument was acknowledged before me this 17 day of January, 2023 by Terry L. Hulquest as Secretary for Vistas at Tiara Rado Condominium Association, also known as Vistas at Tiara Rado Condominium Association, Inc.

My commission expires 10/20/25
Witness my hand and official seal:

Notary Public

EXHIBIT A

Parcel Number: 294727164000

Location: Grand Junction, CO 81507

Mailing Address:

Owner: Vistas at Tiara Rado Condominiums HOA

Right-of-Way Description

A parcel of land for roadway and utility purposes situated in the NW1/4NE1/4 of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, said parcel of land situated within a private open space parcel and ingress, egress and utility easement on Replat of the Fairway as shown on the plat thereof recorded as Reception No. 1353841 of the Mesa County records, and being more fully described as follows:

COMMENCING at the Quarter Corner common to Section 22 and said Section 27, being monumented with a 3/4" Iron Rod and 2.5" Aluminum Cap stamped "1/4 S22-S27 PLS22580", Thence S85°02'47"E a distance of 136.46 feet to a point on the North line of said private open space parcel, the true POINT OF BEGINNING;

Thence S89°41'19"E along the North line of said private open space parcel a distance of 141.66 feet;

Thence S00°14'32"W a distance of 0.28 feet;

Thence N89°44'59"W a distance of 133.31;

Thence N89°45'04"W a distance of 7.98 feet;

Thence N40°57'32"W a distance of 0.57 feet to the POINT OF BEGINNING, whence the Northeast Sixteenth Corner of said Section 27, being monumented with a 5/8" Rebar and 2" Aluminum Cap stamped "NE1/16 S27 PLS12770", bears S88°42'17"E a distance of 1193.23 feet.

The above described parcel of land contains 0.001 acres (50 square feet), more or less.

Basis of Bearings: Bearings recited hereon are based on a bearing of N88°20'07"W a distance of 1329.42 feet between the Northeast Sixteenth Corner of said Section 27, being monumented with a 5/8" Rebar and 2" Aluminum Cap stamped "NE1/16 S27 PLS12770" and the Quarter Corner common to Section 22 and said Section 27, being monumented with a 3/4" Iron Rod and 2.5" Aluminum Cap stamped "1/4 S22-S27 PLS22580".

Legal description created by:

Robert E. Brandeberry
Colorado PLS #38388
For, and on behalf of
SGM and the City of Grand Junction.



SGM
744 Horizon Court, Suite 250
Grand Junction, CO 81506
970.245.2571 www.sgm-inc.com

Mesa County Department of Public
Works/City of Grand Junction
Shoulder Widening Project

Job No. 2021-667.001
Drawn by: CSB
Date: 12/27/2022
Approved: REB
File: Brdy-Easements

Exhibit B
Vistas at Tiara Rado
Condominiums HOA

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Right-of-Way

NW1/4NE1/4 Section 27, Township 11 South, Range 101 West, 6th Principal Meridian

