

## WARRANTY DEED

This Warranty Deed made this 17 day of January, 2023 by and between **Vistas at Tiara Rado Phase II Homeowners Association, Inc., a Colorado Non-profit Corporation, Grantor**, who is the owner of two parcels of land Tract A and Tract C included within the Vistas at Tiara Rado Phase II as recorded at Reception No. 2769743, 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 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.

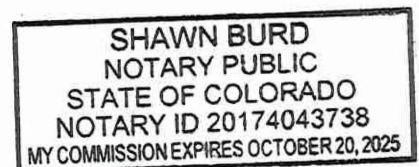
Vistas at Tiara Rado Phase II Homeowners Association  
Also known as Vistas at Tiara Rado Phase II Homeowners Association, Inc.

By: Thomas J. Micklewright  
Name: Thomas J. Micklewright  
Title: HOA Vista@Tiara Rado

Attested by:

By: Melinda Watson  
Name: Melinda Watson  
Secretary of the Vistas at Tiara Rado Phase II Homeowners Association,  
also known as Vistas at Tiara Rado Phase II Homeowners Association, Inc.

State of Colorado )  
County of Mesa )ss



The foregoing instrument was acknowledged before me this 17 day of January, 2023 by Thomas J. Micklewright as HOA Vista at Tiara Rado II for Vistas at Tiara Rado Phase II Homeowners Association, also known as Vistas at Tiara Rado Phase II Homeowners Association, Inc.

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

Shawn Burd  
Notary Public

State of Colorado )  
County of Mesa )ss



The foregoing instrument was acknowledged before me this 17 day of January, 2023 by Melinda Watson as Secretary for Vistas at Tiara Rado Phase II Homeowners Association, also known as Vistas at Tiara Rado Phase II Homeowners Association, Inc.

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

Shawn Burd  
Notary Public

## EXHIBIT A

Parcel Number: 294727170015 and 294727170017

Location: Grand Junction, CO 81507

Mailing Address:

Owner: Vistas at Tiara Rado Phase II Homeowners Association Inc.

### 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 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, said parcel situated within Tract A and Tract C of the Vistas At Tiara Rado Condominiums Phase II, as shown on the plat thereof recorded as Reception No. 2769730 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 S88°20'07"E a distance of 293.24 feet to a point on the North line of the NE1/4 of said Section 27 also being the North line of said Tract A of the Vistas At Tiara Rado Condominiums Phase II, the true POINT OF BEGINNING;

Thence S88°20'07"E along said coincident North lines a distance of 107.41 feet;

Thence S01°39'53"W a distance of 1.55 feet;

Thence S89°42'07"W a distance of 67.61 feet;

Thence S89°42'25"W a distance of 46.04 feet;

Thence N76°37'51"W a distance of 0.76 feet;

Thence 8.48 feet along a curve to the left having a radius of 39.04 feet, a central angle of 12°26'52", the chord of which bears N84°47'47"W a distance of 8.47 feet;

Thence N00°14'32"E a distance of 0.28 feet;

Thence S89°41'19"E a distance of 15.17 feet;

Thence N04°33'39"E a distance of 4.13 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°20'07"E a distance of 1036.18 feet.

The above described parcel of land contains 0.009 acres (377 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  
970.243.1237  
www.sgm-inc.com

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

Job No. 2021-667.001  
Drawn by: CSG  
Date: 12/27/2022  
Approved: RBH  
File: Brady-Easements

Exhibit B  
Vistas at Tiara Rado Phase II  
Homeowners Association Inc.

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Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.48'	39.04'	12°26'52"	N84°47'47"W	8.47'

## Right-of-Way

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

