

WARRANTY DEED

This Warranty Deed made this 17 day of January 2023 by and between **FTA, Inc., also known as FTA, Inc., dba Fairway Townhome Association, a Colorado Non-profit Corporation, Grantor**, who is the owner of a parcel of land located at 2059 S. Broadway, Grand Junction, CO 81507 as recorded at Reception No. 1452359, 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.

FTA Inc., also known as FTA Inc., dba Fairway Townhome Association

By:

Name:

Title:

Attested by:

Name:

Secretary of the FTA Inc., also known as
FTA Inc., dba Fairway Townhome Association

Vistas at Tijera Radio Condominiums
State of Colorado)

County of Mesa)

SHAWN BURD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174043738
MY COMMISSION EXPIRES OCTOBER 20, 2025

The foregoing instrument was acknowledged before me this 17 day of January, 2023
by Edward B. Carey as FTA Inc., dba Fairway Townhome Association for FTA
Inc., also known as FTA Inc., dba Fairway Townhome Association.
My commission expires 10/20/25.
Witness my hand and official seal.

Notary Public

State of Colorado)

County of Mesa)

The foregoing instrument was acknowledged before me this 17 day of January, 2023
by Calvin C. Kemsburg as Secretary for FTA Inc., also known as FTA Inc.,
dba Fairway Townhome Association. Vistas at Tijera Radio Condominiums
My commission expires 10/20/25.
Witness my hand and official seal.

Notary Public

EXHIBIT A

Parcel Number: 294727105000
Location: Grand Junction, CO 81507
Mailing Address:
Owner: FTA Inc., d/b/a/ Fairway Townhome Association

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 Tract A of the 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 S88°20'07"E a distance of 92.53 feet to the true POINT OF BEGINNING;

Thence S88°20'07"E along the North line of the NE1/4 said Section 27 also being the North line of said Tract A of the Replat of the Fairway, a distance of 200.71 feet;

Thence S04°33'39"W a distance of 4.13 feet to a point on the South line of said Tract A;

Thence along said South line of Tract A the following three (3) courses:

1. N89°41'19"W a distance of 156.84 feet;

2. N85°17'33"W along the South line of said Tract A of the Replat of the Fairway, a distance of 37.13 feet;

3. N89°37'51"W a distance of 6.49 feet;

Thence N00°22'09"E a distance of 6.01 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 1236.89 feet.

The above described parcel of land contains 0.028 acres (1,230 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
970.245.2371
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: CSB
Date: 12/27/2022
Approved: REB
File: Brady-Cummings

Exhibit B
FTA Inc., d/b/a Fairway
Townhome Association

Page No.
1
of 1

Right-of-Way

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

