

## WARRANTY DEED

This Warranty Deed made this 8 day of July, 2025 by and between **OZB LOGOS IR LD, LLC, LLC, a Colorado limited liability company, Grantor**, who is the owner of a parcel of land located at 357 Indian Road, Grand Junction, CO 81501, as recorded at Reception No. 3099308, public records of Mesa County, 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 presents 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, for the use and benefit of the Public, as approved by Grantee, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

Said parcel of land containing 604 square feet or 0.01 acres, more or less, as described in **Exhibit A** and depicted on **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 it 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 8 day of July, 2025.

**Grantor:** **OZB LOGOS IR LD, LLC, a Colorado limited liability company**

Angela Carlene Fleming Hildebrand  
Angela Carlene Fleming Hildebrand, Manager

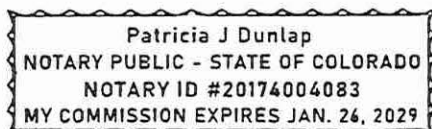
State of Colorado     )  
                                  )ss  
County of Mesa        )

The foregoing instrument was acknowledged before me this 8 day of July, 2025, by Angela Carlene Fleming Hildebrand, as Manager for OZB LOGOS IR LD, LLC, a Colorado limited liability company.

Witness my hand and official seal.

*My Commission expires Jan. 26, 2029*

Patricia J Dunlap  
Notary Public



**EXHIBIT "A"**

**RIGHT-OF-WAY**

A parcel of land being the easterly 3.50 feet of Lot 5, Block Two of Indian Road Industrial Subdivision Filing No. Two, Reception No. 2413044, in the Office of the Clerk and Recorder, Mesa County, Colorado.

**CONTAINING** 604 square feet or 0.01 acres, more or less.

Description Written By:  
James A. McKew  
PLS 38428  
Rolland Consulting Engineers  
405 Ridges Blvd.  
Grand Junction, Colorado 81507  
(970) 243-8300





# EXHIBIT B

CN 1/16, SECT 24  
3" BRASS CAP  
-0.4 BELOW GRADE  
MCSM 1053



2945-241-48-004  
STARLIETH LLC  
2761 WINTERS AVE.  
LOT 4, BLOCK TWO  
INDIAN ROAD INDUSTRIAL SUB.  
FILING No. TWO  
R.N. 2413044

## LEGEND

R.O.W. RIGHT OF WAY  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
R.N. RECEPTION NUMBER  
SECT SECTION  
MCSM MESA COUNTY SURVEY MARKER



2945-241-48-005  
OZB LOGOS IR LD LLC  
357 INDIAN ROAD  
LOT 5, BLOCK TWO  
INDIAN ROAD INDUSTRIAL  
SUBDIVISION FILING NO. TWO  
R.N. 2413044

RIGHT-OF-WAY  
604 SQ. FT.

8' UTILITY EASEMENT  
REMAINDER AFTER VACATION  
R.N. 2413056  
R.N. 1164687

14' MULTI-PURPOSE  
EASEMENT  
R.N. 2413044

INDIAN ROAD  
48' RIGHT-OF-WAY  
R.N. 2413044  
R.N. 2413056  
R.N. 1164687

14' MULTI-PURPOSE  
EASEMENT  
R.N. 2413044

8' UTILITY EASEMENT  
REMAINDER AFTER VACATION  
R.N. 2413056 / R.N. 1164687

LINE	BEARING	DISTANCE
L1	N 76°51'09" W	3.70'
L2	S 76°51'09" E	3.74'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	76.68'	306.08'	14°21'14"	S 40°38'49" W	76.48'
C2	95.97'	354.08'	15°31'48"	S 40°03'31" W	95.68'
C3	98.14'	357.58'	15°43'30"	N 39°57'41" E	97.83'
C4	74.50'	302.58'	14°06'24"	N 40°46'14" E	74.31'

C 1/4, SECT 24  
2.5" ALLOY CAP IN WELL  
-0.1 BELOW RIM, MCSM 1054



405 Ridges Blvd. Suite A  
Grand Junction, CO 81507  
Voice: (970) 243-8300  
Fax: (970) 241-1273  
www.rcegi.com

## RIGHT-OF-WAY EXHIBIT B

SW 1/4, NE 1/4, SEC 24 T.1S., R.1W.  
UTE MERIDIAN  
MESA COUNTY, COLORADO

The sketch and description shown hereon has been derived from subdivision plats and deed description as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Drawn JAM	Designed	Checked CLB	Proj# C4436	Rv:	Sheet 1
File Name: C:\C4436-MPE-EXHIBIT.DWG				Date 6/6/25	Of 1