

WARRANTY DEED

This Warranty Deed made this 7<sup>th</sup> day of December, 2023 by and between **BUENA VIDA HQ, LLC, a Colorado Limited Liability Company, Grantor**, who is the owner of a parcel of land located at 535 Hale Avenue, Grand Junction, CO 81501, 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 Right of Way purposes, to wit:

Containing 3,509 Square feet (0.081 acres), more or less, as described and depicted in **Exhibit "A"** 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 subject to statutory exceptions as defined in C.R.S. Section 38-30-113(5)(a).

Executed and delivered this 7<sup>th</sup> day of December 2023.

GRANTOR:

Buena Vida HQ, LLC

By: Jennifer R. Taylor  
Jennifer R. Taylor  
Title: Member

State of Colorado )  
County of Mesa )ss )

The foregoing instrument was acknowledged before me this 7 day of December, 2023, by Jennifer R Taylor as Member of Buena Vida HQ, LLC.

Witness my hand and official seal.

My Commission Expires: July 23, 2024

Hanna M Costanzo  
Notary Public

HANNA M COSTANZO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124044930  
MY COMMISSION EXPIRES JULY 23, 2024

EXHIBIT A - Page 1 of 2  
Right of Way (R.O.W.) Parcel

A Parcel of land being the north eighteen feet of LOT 16, RIVERFRONT AT DOS RIOS FILING ONE located in Government Lot 1, Section 22, Township 1 South, Range 1 West of the Ute Meridian, as same is recorded at Reception Number 2880032, Public Records of Mesa County, Colorado being more particularly described as follows.

Beginning at the northeast corner of said Lot 16 whence the Northwest (NW) corner of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  (NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ ) of said Section 22 bears N83°03'42"E 263.50 feet distant; thence S37°10'15"E along the easterly line of said LOT 16 a distance of 22.60 feet; thence N89°57'47"W a distance of 211.75 feet to a point on the westerly boundary of said LOT 16; thence along a non-tangent curve to the right being a portion of said westerly boundary of said LOT 16 a distance of 32.17 feet, said curve having a radius of 50.00 feet, a central angle of 36°51'48" and a chord which bears N55°20'08"E 31.62 feet distant to the NW corner of said LOT 16; thence S89°57'47"E along the north line of said LOT 16 a distance of 172.09 feet to the Point of Beginning;

CONTAINING 3509 Square Feet or 0.081 Acres, more or less, as described.

The basis of bearings is the North Line of the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, Mesa County Local Coordinate System, as shown on Reception Number 2942736.

Authorized by: Renee B. Parent, CO LS38266  
City Surveyor  
City of Grand Junction



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

250 N. 5th Street  
Grand Junction, CO 81501

DRAWN BY: R.B.P.  
DATE: 2-05-2021  
SCALE: 1" = 40'  
APPR. BY: B.H. & M.G.

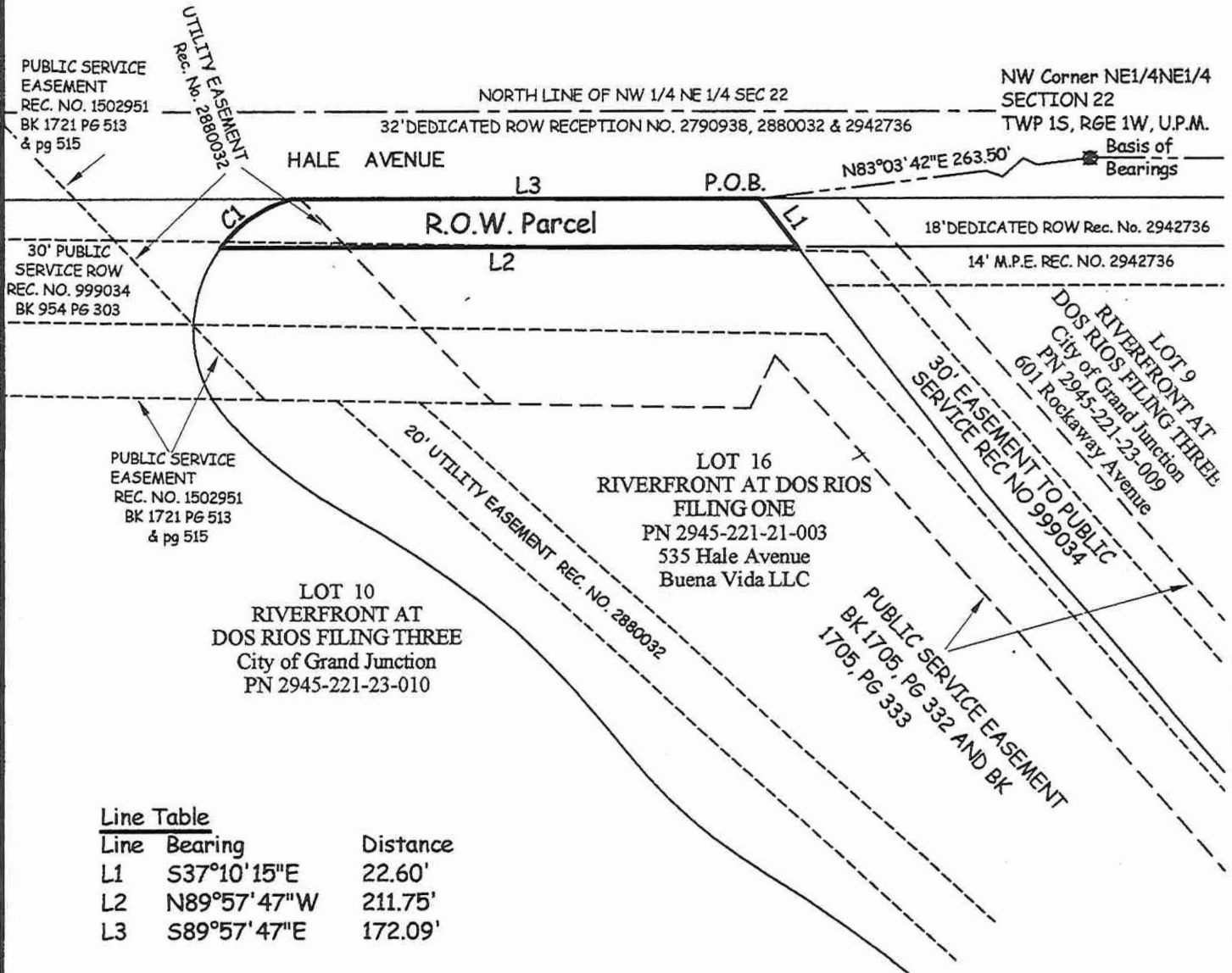
Located in Government Lot 1, Sec. 22  
(a portion of the NE  $\frac{1}{4}$  of Section 22)  
Township 1 South, Range 1 West  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO



# EXHIBIT A - Page 2 of 2

Right of Way (R.O.W.) Parcel  
Portion of LOT 16, RIVERFRONT AT DOS RIOS FILING ONE  
Area: 3509 Square Feet, 0.081 Acres

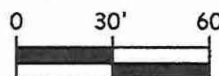


## ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
Rec.	Reception
No.	Number
U.E.	Utility Easement
M.P.E.	Multipurpose Easement
BK	Book
PG	Page
PN	Parcel Number

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The basis of bearings is the North Line of the NE 1/4 NE 1/4 of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, MCLCS, as shown on Reception Number 2942736.



1 inch = 60 ft.

Lineal Units = U.S. Survey Foot



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