

E RECORDED DATE 4/3/2025

COUNTY Mesa

REC. NO. 3121903



WS22203782

WARRANTY DEED

This Warranty Deed made this 17 day of March, 2025 by and between **JD Window Cleaning, LLC, a Colorado limited liability company, Grantor**, who are the owners of a parcel of land located at 2651 Highway 50, Grand Junction, CO 81503 as recorded at Reception No. 3019655, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Road and Utilities Right-of-Way purposes, to wit:

See **Exhibit "A" and Exhibit "B"** attached hereto and incorporated herein by reference for the legal descriptions and graphic illustrations of the parcels of land that are the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2945-261-15-011

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 Grantors hereby covenanting that Grantors 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 March, 2025.

JD Window Cleaning, LLC
a Colorado limited liability company

By: Joshua Lammer
Name: [Signature]
Title: President

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 17 day of March 2025 by Joshua Lammer as Manager of JD Window Cleaning, LLC, a Colorado limited liability company.

My commission expires 4-10-2028.
Witness my hand and official seal.

SONYA STANLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19964006338
MY COMMISSION EXPIRES APRIL 10, 2028

[Signature]
Notary Public

EXHIBIT A

HIGH DESERT SURVEYING, INC

591 25 Road, Suite B1
Grand Junction, CO 81505
Tel: 970-254-8649 Fax: 970-241-0451

Right of Way Parcel No. RW-2 2945-261-15-011 Legal Description

A parcel of land being a portion of that real property as described in instrument recorded under Reception No. 3019655 situated in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 26, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said NW $\frac{1}{4}$ NE whence the Southeast corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ bears S89°53'56"E, a distance of 1320.62 feet for a Basis of Bearings with all bearings shown hereon relative thereto; thence N31°25'52"E, a distance of 342.47 feet to the Southwest corner of that parcel as described by Reception No. 3019655, the Southwest corner of Block 20, Orchard Mesa Heights, Reception No. 9891, and a point on the East Right-of-Way line of Aspen Street, Reception No. 92632; thence along said East line N00°23'49"W, a distance of 151.12 feet to the Northwest corner of said parcel and a point on the South line of US Highway 50 Right-of-Way as described in instrument recorded under Reception No. 317272, thence along said South line the following two (2) courses:

1. S65°00'38"E, a distance of 157.63 feet;
2. S64°55'25"E, a distance of 126.83 feet to the POINT OF BEGINNING;

thence continuing along said South line S64°55'25"E, a distance of 14.76 feet to the Northeast corner of said parcel and a point on the West line of Palmer Street Right-of-Way as shown on the plat of said subdivision; thence along said West line S00°21'12"E, a distance of 7.93 feet; thence along a non-tangent curve to the left having a central angle of 14°36'49", a radius of 76.77 feet, a length of 19.58 feet, and a chord which bears N43°25'15"W, a distance of 19.53 feet to the POINT OF BEGINNING.

Said parcel contains an area of 44.7 sq. ft., 0.001 acres, more or less, as herein described.

City of Grand Junction, County of Mesa, State of Colorado.

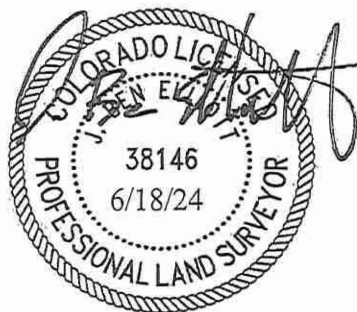
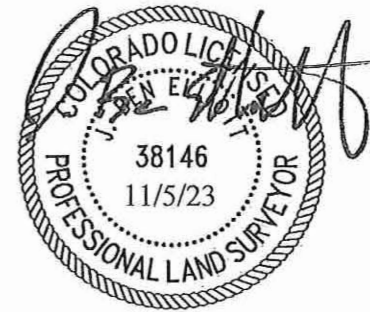


EXHIBIT B

Right of Way Parcel No. RW-2
2945-261-15-011

US Highway 50
Right-of-Way
Reception. No. 317272



Aspen Street
55' Right-of-Way
Reception. No. 92632

Orchard Mesa Heights
Block 20
Reception No. 9891

JD Window Cleaning, LLC
2651 Highway 50
Grand Junction, Co 81503
Parcel #2945-261-15-011
Rec. No. 3019655

Temporary Construction Easement Parcel TE-2

LINE	BEARING	DISTANCE
L1	S64°55'25"E	14.76'
L2	S00°21'12"E	7.93'

CURVE	LENGTH	DELTA ANGLE	RADIUS	CH BEARING	CH LENGTH
C1	19.58'	14°36'49"	76.77'	N43°25'15"W	19.53'

POINT OF BEGINNING

Right of Way Parcel No. RW-2
44.7 sq. ft., 0.001 Acres

Palmer Street
Right-of-Way
Reception. No. 9891 & 3042167



Southwest Corner
Block 20



15.00' Witness Corner to
Aloquot Location

Basis of Bearings South Line NW¼ NE¼ N89°53'56"W 1320.62'

Dominguez Avenue

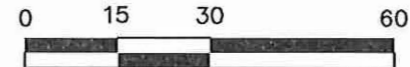
80' Right-of-Way Reception. No. 9891

High Desert Surveying, Inc.

591 25 Road, Suite B1
Grand Junction, Colorado 81505
Tele: 970-254-8649 Fax: 970-241-0451

Southeast Corner
NW¼ NE¼, Section 26
T1S, R1W, U.M.

SCALE: 1" = 30'



PROJ. NO.	23-21	Surveyed	Drawn	APP'D	SHEET	OF
DATE:	11/5/2023	B0/SG	BE		1	1

EXHIBIT A

HIGH DESERT SURVEYING, INC

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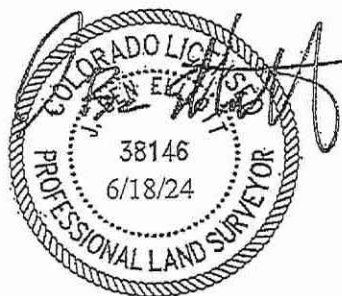
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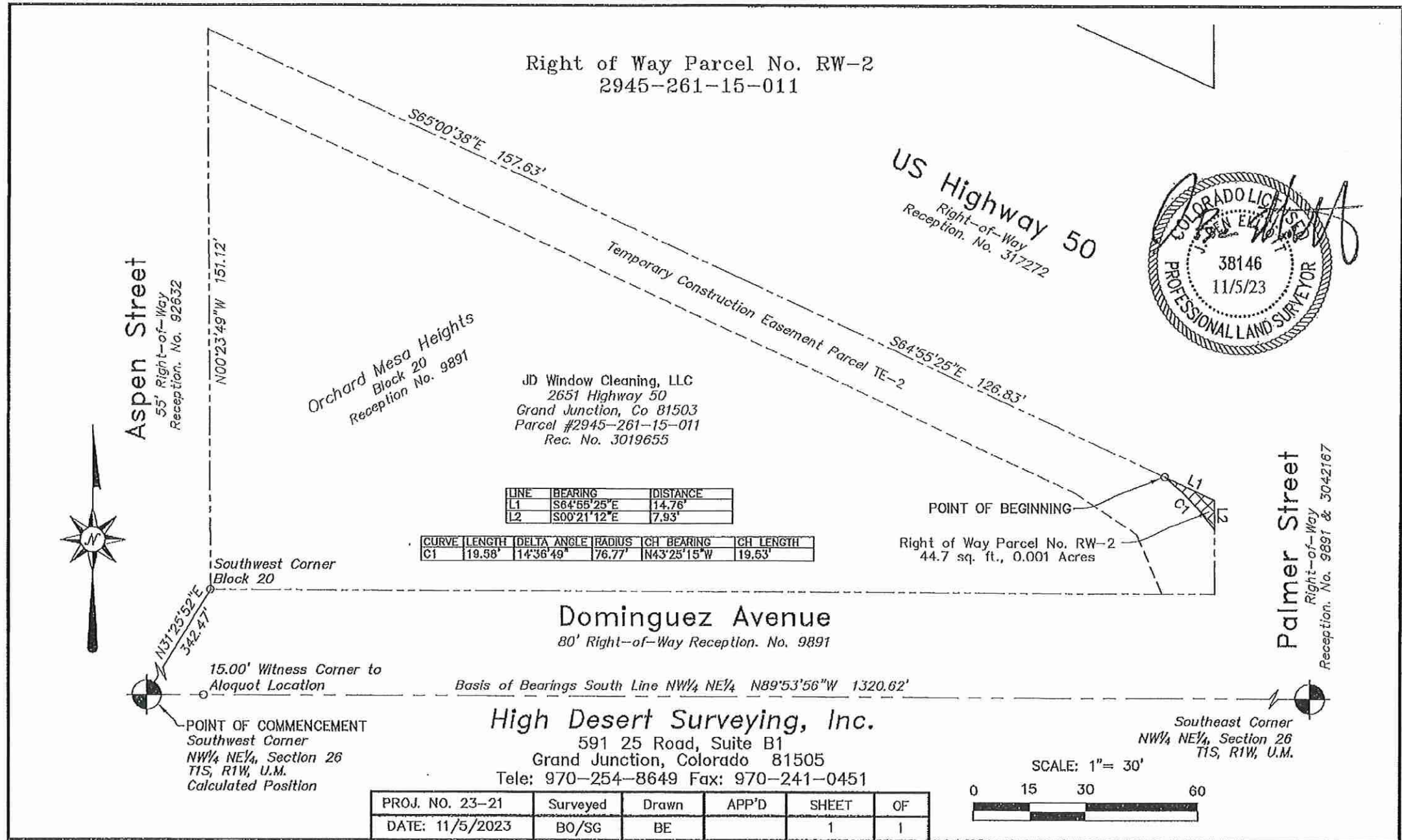
City of Grand Junction, County of Mesa, State of Colorado.



23-21 2651 Hwy 50_RW-2 Exhibit A.doc
Prepared By: BE
J. Ben Elliott, PLS 38146
High Desert Surveying, Inc.

RECEPTION#: 3121903, at 4/3/2025 3:23:05 PM, 3 of 3
 Recording: \$23.00, Doc Fee Exempt Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

EXHIBIT B



LINE	BEARING	DISTANCE
L1	S64°55'25"E	14.76'
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