



1522203719

### WARRANTY DEED

This Warranty Deed made this 4 day of March, 2025 by and between **BRP2, LLC, a Colorado limited liability company, Grantor**, who are the owners of a parcel of land located at 840 Highway 50, Grand Junction, CO 81503 as recorded at Reception No. 3006119, 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. 2945-261-15-003

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 4 day of March, 2025.

**BRP2, LLC**  
**a Colorado limited liability company**

By: Leland M. Baker

Name: Leland M. Baker

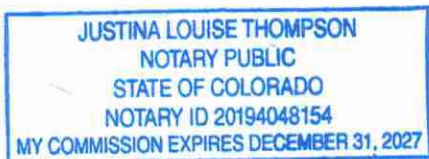
Title: Manager

State of Colorado )

County of Mesa ) ss.

The foregoing instrument was acknowledged before me this 4 day of March, 2025 by Leland M. Baker as manager of BRP2, LLC, a Colorado limited liability company.

My commission expires 12-31-2027.  
Witness my hand and official seal.



[Signature]  
Notary Public

**HIGH DESERT SURVEYING, INC**

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

**EXHIBIT A**

**Right of Way Parcel No. RW-3**

**2945-261-15-003**

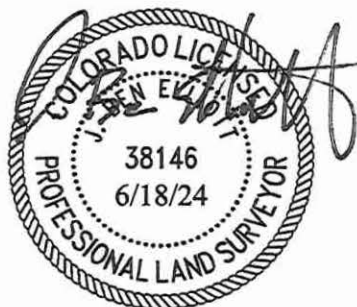
**Legal Description**

A parcel of land being a portion of that real property as described in instrument recorded under Reception No. 3006119 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 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 N28°07'51"E, a distance of 682.26 feet to the Northwest corner said parcel, the Northwest corner Lot 8, Block 20, Orchard Mesa Heights, Reception No. 9891, and a point on the East Right-of-Way line of a 20' wide alley as shown on the plat of said subdivision; thence along said East line S00°22'31"E, a distance of 115.51 feet to the Southwest corner of said parcel and a point on the North line of US Highway 50 Right-of-Way as described in instrument recorded under Reception No. 317272, thence along said North line S65°03'45"E, a distance of 96.19 feet to the POINT OF BEGINNING; thence N76°00'52"E, a distance of 16.22 feet; thence along a tangent curve to the left having a central angle of 37°18'52", a radius of 41.50 feet, an arc length of 27.03 feet, and a chord which bears N57°21'26"E, a distance of 26.55 feet to 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 36.06 feet to the Southeast corner of said parcel and returning to a point on the North line of said US Highway 50 Right-of Way; thence along said North line N65°03'56"W, a distance of 42.26 feet to the POINT OF BEGINNING.

Said parcel contains an area of 581.2 sq. ft., 0.013 acres, more or less, as herein described.

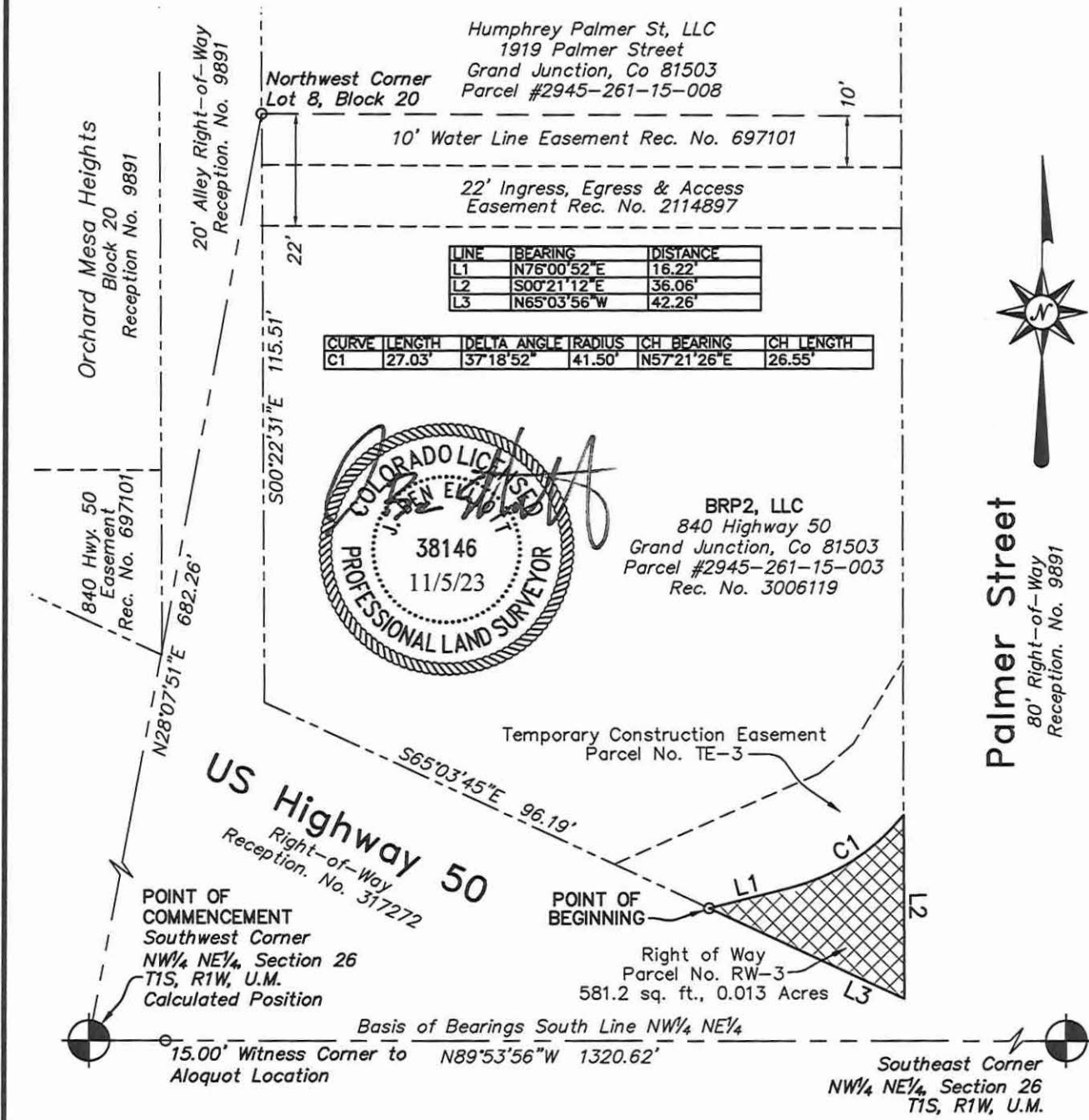
City of Grand Junction, County of Mesa, State of Colorado.



23-21 840 Hwy 50\_RW-3 Exhibit A.doc  
Prepared By: BE  
J. Ben Elliott, PLS 38146  
High Desert Surveying, Inc.

# EXHIBIT B

Right of Way Parcel No. RW-3  
2945-261-15-003



Humphrey Palmer St, LLC  
1919 Palmer Street  
Grand Junction, Co 81503  
Parcel #2945-261-15-008

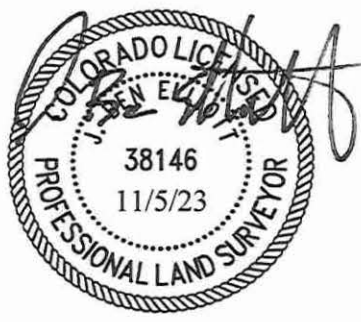
Northwest Corner  
Lot 8, Block 20

10' Water Line Easement Rec. No. 697101

22' Ingress, Egress & Access  
Easement Rec. No. 2114897

LINE	BEARING	DISTANCE
L1	N76°00'52"E	16.22'
L2	S00°21'12"E	36.06'
L3	N65°03'56"W	42.26'

CURVE	LENGTH	DELTA ANGLE	RADIUS	CH BEARING	CH LENGTH
C1	27.03'	37°18'52"	41.50'	N57°21'26"E	26.55'



BRP2, LLC  
840 Highway 50  
Grand Junction, Co 81503  
Parcel #2945-261-15-003  
Rec. No. 3006119

Temporary Construction Easement  
Parcel No. TE-3

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

POINT OF COMMENCEMENT  
Southwest Corner  
NW¼, NE¼, Section 26  
T1S, R1W, U.M.  
Calculated Position

POINT OF BEGINNING

Right of Way  
Parcel No. RW-3  
581.2 sq. ft., 0.013 Acres

Basis of Bearings South Line NW¼, NE¼

15.00' Witness Corner to Aloquot Location N89°53'56"W 1320.62'

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



Palmer Street  
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

SCALE: 1" = 30'



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