

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 21st day of July 2023 by and between **Bresnan Communications, LLC** now known as **Spectrum Pacific West, LLC (Grantor)** whose mailing address is 12405 Powerscourt Dr., Legal Department, St. Louis, MO 63131, who is the owner of a parcel of land located at 2502 Foresight Circle, Grand Junction, CO 81505, and described in the records of the Mesa County Clerk and recorders at Reception No. 2114394 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, its successors and assigns forever, the following described land in fee for Public Roadway and Utility purposes, to wit:

See attached Exhibit "A" for the written description and Exhibit "B" for a sketch of the area, for land in the City of Grand Junction, County of Mesa, State of Colorado.

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 and agrees that it shall and will WARRANT AND FOREVER DEFEND the title to the same against all and every person or persons lawfully claiming the whole or any part thereof, by, through or under the Grantor. Grantor shall pay prorated taxes for the current year and special assessments, if any, for the current year.

Executed and delivered this 21 day of July 2023.

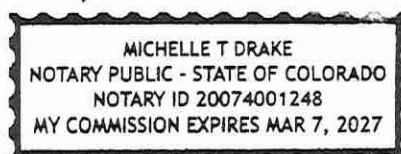
GRANTOR: Bresnan Communications, LLC now known as Spectrum Pacific West, LLC

By: Michael D. Reid
Michael D. Reid, SVP, Corporate Services
For Charter Communications, Inc. as
Manager of Spectrum Pacific West, LLC

State of Colorado)
County of Chapahue)ss

The foregoing instrument was acknowledged before me this 21 day of July 2023 by Michael D. Reid, SVP, Corporate Services for Charter Communications, Inc. as Manager of Spectrum Pacific West, LLC.

My commission expires Mar 7, 2027
Witness my hand and official seal.



Michelle T. Drake
Notary Public

EXHIBIT "A"
RIGHT OF WAY

A certain parcel of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 3, 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 South 1/16 corner on the West line of said Section 3, whence the Southwest corner of said Section 3 bears S00°02'42"W with all bearings hereon being relative thereto;
thence S76°21'50"E, a distance of 30.86 feet to the Point of Beginning;
thence N89°59'52"E, a distance of 25.00 feet;
thence S00°02'42"W, a distance of 455.07 feet;
thence 48.26 feet along a 75.00 foot radius curve to the right with
a chord bearing of N18°23'25"W and a chord distance of 47.43 feet;
thence N89°57'18"W, a distance of 10.00 feet;
thence N00°02'42"E, a distance of 410.06 feet to the Point of Beginning.

Said description contains an area of 10,711 SQ FT more or less, as described herein and illustrated on Exhibit "B".

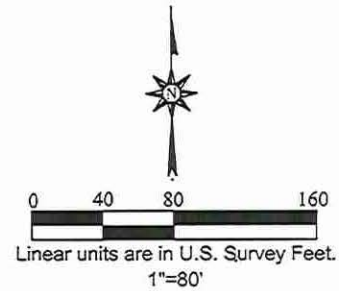
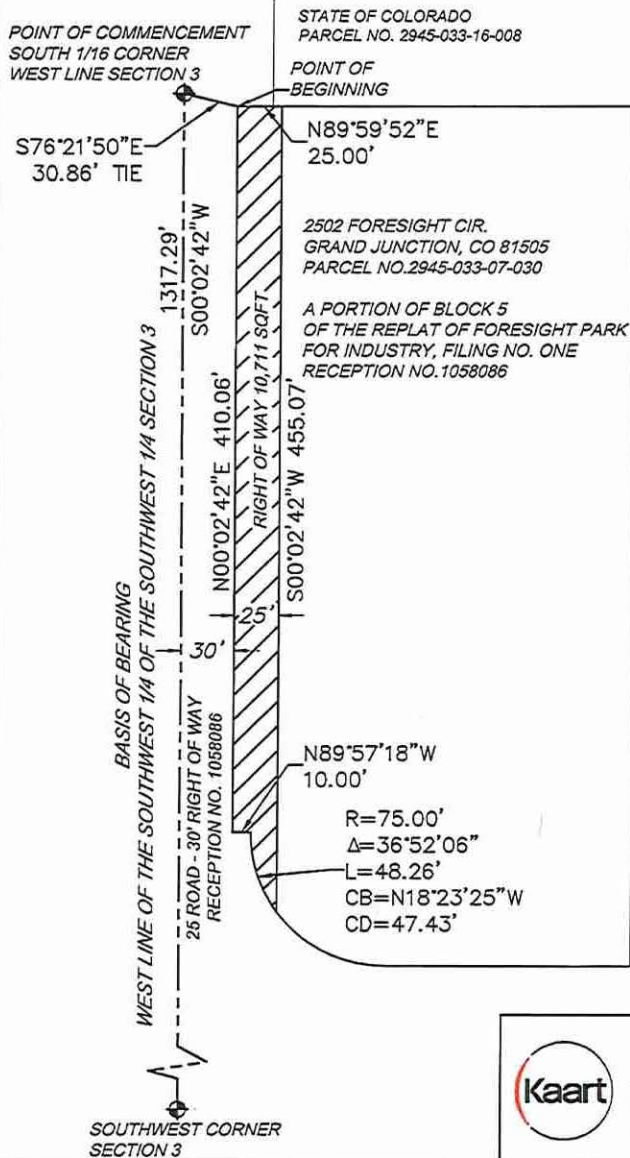


This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

EXHIBIT "B"

RIGHT OF WAY

Located in the SW1/4 of the SW1/4 of Section 3,
Township 1 South, Range 1 West, Ute Meridian,
Grand Junction, Mesa County, Colorado



CHRISTOPHER C. RANSIER
CO PLS 38089
717 CENTAURI DRIVE
GRAND JUNCTION, CO 81506

Date: 07/12/2023



Kaat Surveying, LLC
734 Main St.
Grand Junction, CO 81501
970.201.4081 surveying@kaart.com