

WARRANTY DEED

This Warranty Deed made this 16TH day of SEPTEMBER, 2013 by and between **WenDee Homes, LLC, a Colorado Limited Liability Company, Grantor**, whose mailing address is P.O. Box 139, Clarkston, Utah, 84305, who is the owner of the following real property in Mesa County, Colorado:

That parcel of land located at 2395 H Road, Parcel No. 2701-321-00-087 as evidenced by that certain deed recorded in Book 4112, Page 192, 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 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

See attached **Exhibit "A"**

Containing 21,814 square feet or 0.50 Acres, more or less, as described herein 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 covenanting that 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 16TH day of SEPTEMBER, 2013.

WenDee Homes, LLC
a Colorado Limited Liability Company

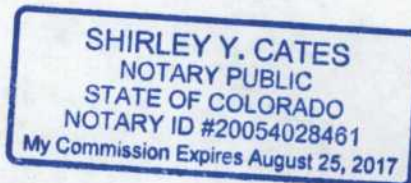
By: *Wendell Gates*
Wendell Gates, Member

State of COLORADO)
)ss.
County of MESA)

The foregoing instrument was acknowledged before me this 16th day of SEPTEMBER, 2013 by Wendell Gates, Manager, WenDee Homes, LLC, a Colorado Limited Liability Company.

My commission expires August 25, 2017.

Witness my hand and official seal.



Shirley Y. Cates
Notary Public

SHEET 1 OF 3

EXHIBIT "A"

A tract of land situated in the Northeast Quarter of the Northeast Quarter of Section 32, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northeast corner of said Section 32 from whence the East Sixteenth corner on the North line of said Section 32 bears N89°58'57"W; thence N89°58'57"W along said North line a distance of 30.00 feet to the Point of Beginning and the Northeast corner of that property as described in Book 5436 at Page 407, Reception Number 2645627 of the Mesa County Clerk's Office; thence S0°02'59"W a distance of 320.50 feet; thence N89°58'52"W a distance of 25.00 feet; thence N0°02'59"E a distance of 245.50 feet; thence N44°57'59"W a distance of 28.28 feet; thence N89°58'57"W a distance of 228.17 feet to the West line of said property; thence along said West line N1°49'29"E a distance of 55.03 feet; thence along the North line of said property S89°58'57"E a distance of 271.47 feet to the Point of Beginning.

SHEET 2 OF 3

EXHIBIT B

MESA COUNTY TAX No.
2701-294-00-031
RECEPTION No. 2518445

POINT OF COMMENCEMENT
MCSM No.297-1
GPS ID. NO. P100
NE CORNER SECTION 32
T1N, R1W, UTE

H ROAD

BOOK 714 PAGE 521

NORTH LINE NE¹/₄ NE¹/₄ SECTION 32

30' RIGHT OF WAY
PLAT BOOK 13
PAGE 464

S89° 58' 57"E 271.47'

55.0' ROAD RIGHT OF WAY
0.50 ACRES (HATCHED AREA)

N44° 57' 59"W
28.28'

N89° 58' 57"W 228.17'

N1° 49' 29"E
55.03'

30.00'

POINT OF BEGINNING

LOT 4 BLOCK ONE
APPLETON RANCHETTES
PLAT BOOK 13 PAGE 464

799 24 ROAD
WENDEE HOMES, LLC
MESA COUNTY TAX No.
2701-321-00-087
RECEPTION No. 2645627

25.0'

N0° 02' 59"E 245.50'

S0° 02' 59"W 320.50'

S0° 02' 59"W

1320.90'

EAST LINE NE¹/₄ NE¹/₄ SECTION 32

24 ROAD

BOOK 714 PAGE 521

LOT 4 BLOCK ONE
APPLETON RANCHETTES
PLAT BOOK 13 PAGE 464

N89° 58' 52"W
25.00'

60.0'



SCALE: 1"=50'



SHEET 3 OF 3

LEGAL DESCRIPTION SKETCH
SITUATED IN THE NE¹/₄ NE¹/₄ OF SECTION 32, T1N, R1W, UTE
GRAND JUNCTION, MESA COUNTY, COLORADO

H ROAD AND 24 ROAD RIGHT OF WAY

TAX# 2701-321-00-087 OWNER: WENDEE HOMES, LLC

JOB #: 2012047
DRAWING NAME: 799 24 RD LEGAL

FIELD WORK: PWC
DRAWN BY: PWC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. No. 37904
3194 MESA AVENUE #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038