

WARRANTY DEED

This Warranty Deed made this 14 day of June 2023 by and between **Grand Junction Land Company, LLC, a Colorado limited liability company, Grantor** whose mailing address is c/o Dunrene Management, 710 E. Durant Avenue, Suite W-6, Aspen, CO 81611, who is the owner of a parcel of vacant land recorded in Reception No. 1882943, 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 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for roadway and utility purposes, to wit:

Described in **Exhibit A** and depicted on **Exhibit B** both 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 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, subject to statutory exceptions in accordance with §38-30-113, CRS.

Executed and delivered this 14 day of June 2023.

GRANTOR:

Grand Junction Land Company, LLC, a Colorado limited liability company

By: Dunrene Management, Inc. a Colorado Corporation, its Manager

Michael C. Maple,
Chief Operating Officer

State of Colorado)
County of Mesa PITKIN)ss

The foregoing instrument was acknowledged before me this 9th day of JUNE 2023 by Michael C. Maple as Chief Operating Officer of Dunrene Management, Inc., a Colorado Corporation, the Manager of Grand Junction Land Company, LLC, a Colorado Limited liability company, on behalf of such company.

My commission expires 7/23/27

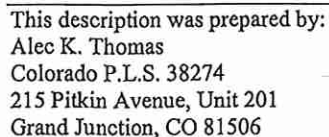
Witness my hand and official seal.

Audrey Ellis
Notary Public

AUDREY I ELLIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024415
MY COMMISSION EXPIRES 07/23/2027

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Said parcel containing 5505 square feet, more or less.



SHEET 2 OF 3

EXHIBIT B

PARCEL NUMBER 2945-181-00-026
MATTHEW W COLE
477 23 ROAD
GRAND JUNCTION, CO 81507

10' SEWER EASEMENT
RECEPTION NUMBER 2433584

23 ROAD

20.00' UTILITY
EASEMENT

30.00'

LOT 998
REDLANDS 360 FILING 1
SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER SECTION 18, TOWNSHIP 1 SOUTH,
RANGE 1 WEST, UTE MERIDIAN

25' RW&P EASEMENT
RECEPTION NUMBER 668855

SOUTH BROADWAY
50' RIGHT OF WAY

14.00'
MULTI-PURPOSE
EASEMENT

14.00'
MULTI-PURPOSE
EASEMENT

APPARENT
RIGHT-OF-WAY

PARCEL NUMBER 2945-172-00-212
RON YATER
2302 S BROADWAY
GRAND JUNCTION, CO 81507

25' ROW
REC NO 978834

LOT 999
REDLANDS 360 FILING 1



1" = 50'
0 50
U.S. Survey feet



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY
REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT
REPRESENT A MONUMENTED BOUNDARY SURVEY



RIVER CITY
CONSULTANTS

215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcowest.com

Drawn: AKT Checked: NA 6/6/23 Job No. 1988-005

5: PROJECT 5420 La Plata Communities, Inc. 005 Easter Hill Survey DMS 1988-005 23 road rounding