

WARRANTY DEED

THIS DEED, dated July 14, 2025, between the City of Grand Junction, of Mesa County and State of Colorado, grantor, and the DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, whose legal address is 2829 W. Howard Place, Denver, CO 80204 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of **Twelve Thousand Seven Hundred Seventeen and 70/100s dollars (\$12,717.70)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Delta and State of Colorado, described as follows:

See attached Exhibits "A" dated August 13, 2024

Project Number: NHPP 070A-042

Project Code: 25637

Parcel Number: RW-41

also known by street and number as: 300 S. 4th Street, Grand Junction, CO 81501
assessor's schedule or parcel number: 2945-143-29-001

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enrolling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except:

Excepting from the subject property described herein as Exhibit A, the mineral estate and including all coal, oil, gas and other hydrocarbons, and all clay and other valuable mineral in and under said subject property. The grantor hereby covenants and agrees that the grantee shall forever have the right to take and use, without payment of further compensation to the grantor, any and all sand, gravel, earth, rock, and other road building materials found in or upon said subject property and belonging to the grantor.

The grantor further covenants and agrees that no exploration for, or development of any of the products, as described above, and owned by the grantor heretofore or hereafter the date set forth above and hereby excepted will ever be conducted on or from the surface of the premises described as Exhibit A, and that in the event any of such operations may hereafter be carried on beneath the surface of said premises, the grantor shall perform no act which may impair the subsurface or lateral support of said premises. These covenants and agreements hereunder, shall inure to and be binding upon the grantor and its heirs, personal and legal representatives, successors and assigns forever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

City of Grand Junction

Anne Opitz

by: Anne Opitz

as: Senior Right of Way Agent

STATE OF COLORADO

County of Mesa

} ss

KARIN ANN WALKER

NOTARY PUBLIC

STATE OF COLORADO

NOTARY ID# 20254000255

MY COMMISSION EXPIRES 01/03/2029

The foregoing instrument was acknowledged before me this 14th day of July, 2025 by Anne Opitz as Senior Right of Way Agent for the City of Grand Junction.

Witness my hand and
official seal.

My commission expires: 1/3/29

Karin Ann Walker

Notary Public

EXHIBIT "A"

PROJECT NUMBER: NHPP 070A-042

PARCEL NUMBER: RW-41

PROJECT CODE: 25637

DATE: August 13, 2024

LEGAL DESCRIPTION

A tract or parcel of land No. RW-41 of the Department of Transportation, State of Colorado Project No. NHPP 070A-042 containing 599 sq. ft. (0.014 acres), more or less, situated in Whitman Park, formerly known as Cottonwood Park, all of Block 140 of the City of Grand Junction, according to the Plat of Part of the Second Division Resurvey, as Amended, recorded January 22, 1909, in Book 3, at Page 21, as Reception Number 80773, and lying in the Southwest 1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Principal Meridian, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 14, a found 2.5" brass cap in concrete, PLS 38274, properly stamped and dated 2022, thence N. 44°46'46" W., a distance of 1191.99 feet, to the northerly line of said Block 140, also being the southerly right-of-way line of Ute Avenue, the TRUE POINT OF BEGINNING;

1. Thence S. 89°52'06" W., along the southerly line of said right-of-way, a distance of 6.65 feet, to the northeasterly corner of said Block 140, also being the intersection of the southerly line of said right-of-way and the westerly right-of-way line of South 5th Street;
2. Thence S. 00°01'02" W., along the westerly line of said right-of-way, a distance of 180.13 feet;
3. Thence N. 02°05'47" W., a distance of 180.26 feet, more or less, to THE TRUE POINT OF BEGINNING;

The above-described tract or parcel contains 599 sq. ft. (0.014 acres), more or less.

Basis of Bearings: All bearings recited herein are based on a grid bearing of S. 87°12'34" E., from milepost monument MP 5.49 to milepost monument MP 5.75. Both monuments are CDOT Type 5(S) monuments, marked appropriately for their milepost location.

For and on Behalf of SGM, Inc.
118 W. Sixth St., Suite 200
Glenwood Springs, CO 81601
Richard A. Harrison, PLS 38180



STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named City of Grand Junction, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.2
2. The entity is a:

<input type="checkbox"/> Corporation	<input type="checkbox"/> Limited Liability Company
<input type="checkbox"/> Non-Profit Corporation	<input type="checkbox"/> General Partnership
<input type="checkbox"/> Trust	<input type="checkbox"/> Limited Partnership
<input type="checkbox"/> Business Trust	<input type="checkbox"/> Registered Limited Liability Partnership
<input checked="" type="checkbox"/> Governmental Subdivision or Agency	<input type="checkbox"/> Registered Limited Liability Limited Partnership
<input type="checkbox"/> Unincorporated Non-Profit Association	<input type="checkbox"/> Limited Partnership Association
<input type="checkbox"/> Other	
3. The entity was formed under the laws of the State of Colorado.
4. The mailing address for the entity is: 250 North 5th St, Grand Junction CO 81501.
5. The name and position of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is:
 - name: Anne Optiz, position: Senior Right of Way Agent
6. (Optional)³ The authority of the foregoing person(s) to bind the entity ☒ is limited ☐ is not limited as follows: authorized to sign title closing statements and associated documents customary to the normal course of business on behalf of the City of Grand Junction.
7. (Optional) Other matters concerning the manner in which the entity deals with its interest(s) in real property: _____

DATED: 7/14/2025

City of Grand Junction, Colorado



by: Anne Optiz

its: Senior Right of Way Agent

STATE OF: Colorado)
) ss
 COUNTY OF: Mesa)

The foregoing instrument was acknowledged before me on this 14th day of July, 2025. By Anne Optiz as Senior Right of Way Agent of the City of Grand Junction.

Witness my hand and official seal.
 My Commission Expires: 1/3/29


 Notary Public

KARIN ANN WALKER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID# 2025400265
 MY COMMISSION EXPIRES 01/03/2029

¹ This form should not be used unless the entity is capable of holding title to real property.
² This Statement of Authority must be recorded to obtain the benefits of the statute.
³ The absence of any stated limitation shall be prima facie evidence that no limitation exists.