

SPECIAL WARRANTY DEED

THIS DEED is dated April 16, 2013, 2013, and is made between the CITY OF GRAND JUNCTION, a Colorado home rule municipality, the "Grantor," and the DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, the "Grantee," whose legal address is 4201 E. Arkansas Avenue, Denver, CO 80222 of the City and County of Denver and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property, together with any improvements thereon, located in the County of Mesa and State of Colorado, described as follows:

See Attached Exhibit "A" dated September 24, 2012, for Project No. NH 0701-214 Parcel No. 100 and Exhibit "A-1".

also known by street address as: N/A
and assessor's schedule or parcel number: N/A

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, 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 and the Grantee's heirs and assigns forever. The Grantor, for itself and its successors and assigns, does covenant and agree that the Grantor shall and will WARRANT THE TITLE AND DEFEND the above described premises, but not any adjoining vacated street or alley, if any, in the quiet and peaceable possession of the Grantee and the heirs and assigns of the Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under the Grantor except and subject to: [X] none; or [] the following matters:

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed by its president, vice-president, or other head officer, and its corporate seal to be affixed, attested by its secretary or other appropriate officer, on the date set forth above.

ATTEST:

GRANTOR:
CITY OF GRAND JUNCTION,
a Colorado home rule municipality

By: [Signature]
Its: Debra M. Kemp, Deputy City Clerk

By: [Signature]
Its: Rich Englehart, City Manager

STATE OF COLORADO)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16th day of April, 2013, by Rich Englehart as City Manager, and attested to by Debra M. Kemp as Deputy City Clerk of the Grantor, on behalf of the municipality.

Witness my hand and official seal.
My commission expires: 10-10-2013

[Signature]
Notary Public



EXHIBIT "A"

PROJECT NUMBER: NH 0701-214

PARCEL NUMBER: 100

Project Code: 18771

Date: September 24, 2012

A parcel of land No. 100 of the Department of Transportation, State of Colorado, Project No. NH 0701-214 containing 682 Square Feet or 0.0157 Acres, more or less, located in the Northeast Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado, parcel being more particularly described as follows:

Commencing at the East Quarter (E 1/4) corner of said Section 36 (a 3" Brass Mesa County Cap on a 2.5" Steel Pipe No. 1115), thence S 17°45'01" W, a distance of 342.35 feet, said point being on the Westerly right of way line for Interstate Highway 70, Project No. I 70-1(3), said point also being the POINT OF BEGINNING;

1. Thence N 20°51'00" W, a distance of 41.42 feet to a point on the South right of way line for Highway 6 & 50;
2. Thence S 71°03'49 E, along said South right of way line, a distance of 42.83 feet;
3. Thence S 46°05'23" W, along the Westerly right of way line for Interstate Highway 70, a distance of 35.77 feet, more or less, to the POINT OF BEGINNING.

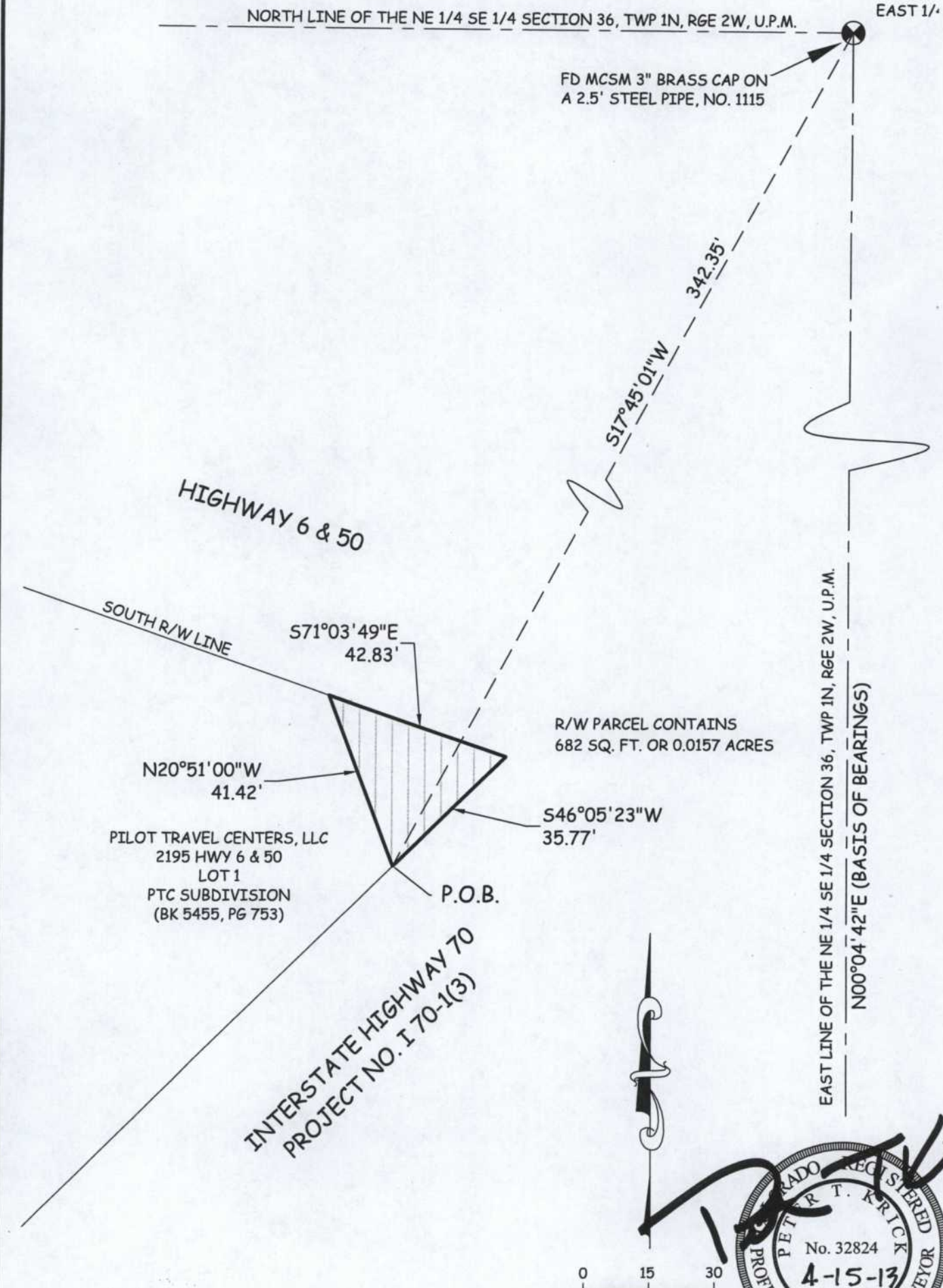
The above described tract or parcel of land contains 682 Sq. Ft. (0.0157 acres), more or less.

The purpose of the above described is for Public Right of Way.


Basis of Bearings: Bearings are based on the East line of the NE 1/4 SE 1/4 of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, bearing N 00°04'42" E, the East 1/4 corner of said Section 36 being a 3" Brass Mesa County Cap on a 2.5" Steel Pipe, No. 1115 and the S 1/16 corner of said Section 36 being a 3" Brass Mesa County Cap on a 2.5" Steel Pipe, No. 1116.

Prepared for and on behalf of the
Colorado Department of Transportation
Peter T. Krick, PLS No. 32824
City of Grand Junction
250 N. 5th Street
Grand Junction, Co 81501

EXHIBIT "A-1"



This sketch does not constitute a legal boundary survey and is not intended to be used as a means for establishing or verifying property boundary lines.


 1 inch = 30 ft.
 Lineal Units = U.S. Survey Foot



DRAWN BY: P.T.K.
 DATE: 01-11-2013
 SCALE: 1" = 30'
 APPR. BY: PTK

PILOT TRAVEL CENTERS, LLC
R/W PARCEL 100

 2697-364-00-084

