

WARRANTY DEED

This Warranty Deed made this 25th day of March, 2013 by and between **Aspire Holding Company, LLC, a Colorado Limited Liability Company, Grantor**, whose address is 2938 North Avenue, Suite B, Grand Junction, Colorado, 81504, owner of that certain parcel of land in Mesa County, Colorado, described in Book 5414, Page 338, 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, all of the right, title and interest of Grantor in and to the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

See attached **Exhibit "A"**

Containing 2,156 square feet or 0.049 Acres, more or less, as 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 25th day of March, 2013.

Aspire Holding, LLC
a Colorado Limited Liability Company

Angela K. Lema By:

Angela K. Lema, Registered Agent

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 25th day of March, 2013, by Angela K. Lema, Registered Agent, Aspire Holding Company, LLC, a Colorado Limited Liability Company

My commission expires 10/29/2013.

Witness my hand and official seal.

Gayleen Henderson
Notary Public



SHEET 1 OF 3

EXHIBIT "A"

A tract of land situated in the Southwest Quarter of Section 11, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

The South 10 feet of the following described property:

The East 14.3 feet of Lot 2 Block 6 and all of Lot 3 Block 6 of Shafroth-Rodgers Subdivision, Mesa County, Colorado.

EXCEPT the North 10 feet thereof, conveyed to the City of Grand Junction by instrument recorded in Book 2066 at Page 322, being a part of a 20 foot wide alley.

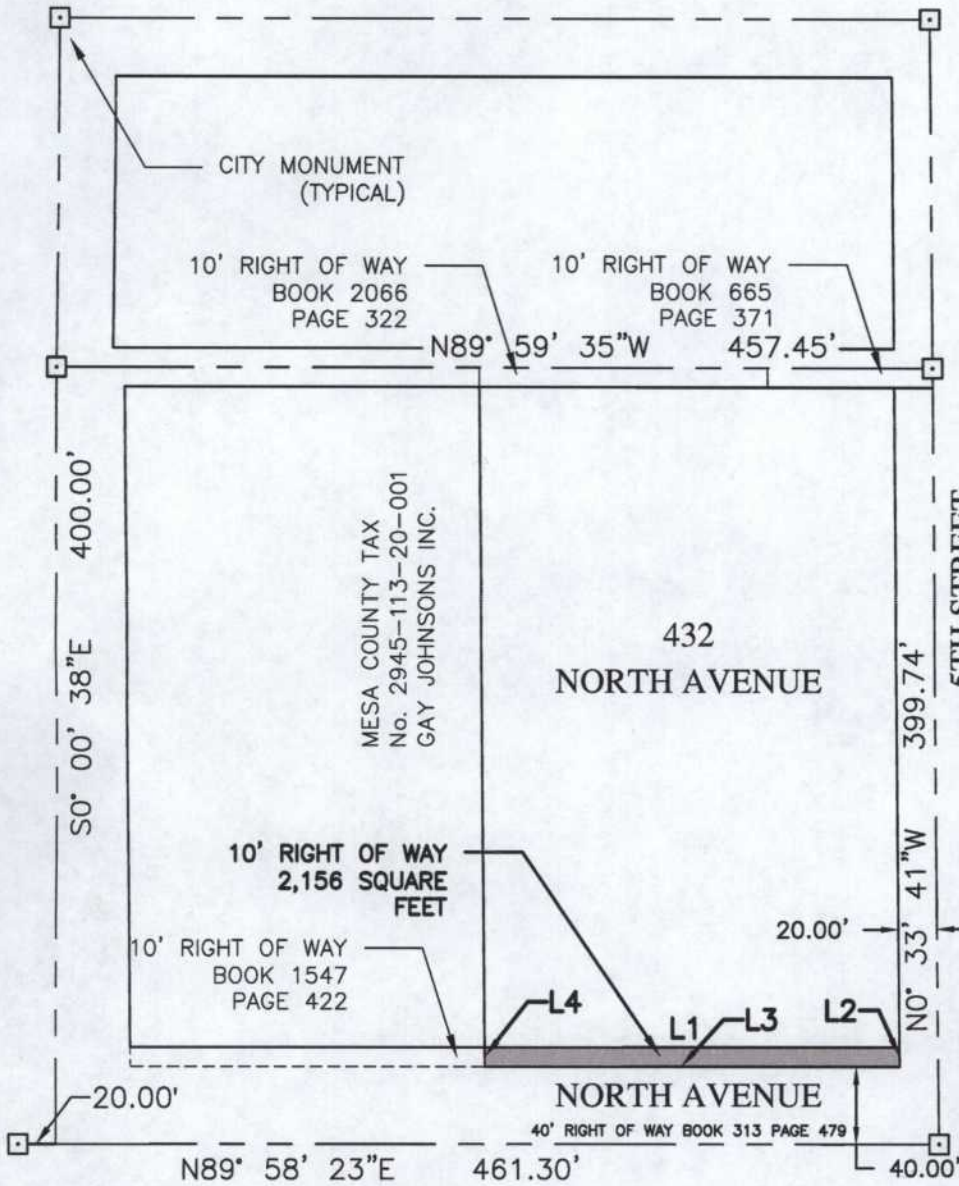
And Beginning at a point 1719 feet East and 40 feet North of the Southwest corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian; thence North 360 feet; thence 65.6 feet, more or less to the West line of North 5th Street in the City of Grand Junction; thence South 360 feet; thence West to the Point of Beginning.

EXCEPT the North 10 feet for alley purposes as conveyed to the City of Grand Junction by instrument recorded October 24, 1955 in Book 665 at Page 371.

EXHIBIT B



SCALE: 1"=100'



Line Table		
Line #	Direction	Length
L1	N89° 58' 23"E	215.59'
L2	S00° 33' 41"E	10.00'
L3	S89° 58' 23"W	215.59'
L4	N00° 33' 41"W	10.00'



SHEET 3 OF 3

LEGAL DESCRIPTION SKETCH
SITUATED IN THE SW¼ OF SECTION 11, T1S, R1W, UTE
GRAND JUNCTION, MESA COUNTY, COLORADO

432 NORTH AVENUE

TAX# 2945-113-20-004 | OWNER: K AND N INVESTORS

JOB #: 2013002 FIELD WORK: PWC
DRAWING NAME: 002EASEMENT 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