

WARRANTY DEED

This Warranty Deed made this 22nd day of October 2025 by and between **City of Grand Junction**, a Colorado home rule municipality, and **Mesa County**, a political subdivision of the State of Colorado, **Grantors**, who are the owners of a parcel of land located at 2145 River Road, Grand Junction, CO 81505, as recorded in the Mesa County Clerk and Recorder's records at Reception Number 1139193, 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, have sold, granted and conveyed, and by these presents do 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, the following described tract or parcel of land in fee for Public Roadway and utility purposes, to wit:

A parcel of land for Roadway and Utility Purposes, being a portion of the property as described at reception number 1139193 in the Mesa County records, located in the S1/2 NW1/4 and the SW1/4 NE1/4, Section 36, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, also known as 2145 River Road, being more particularly described as follows:

The northeast 60.00 feet of the property described at reception number 1139193 running parallel to the southerly right-of-way line of the Union Pacific Railroad.

Containing approximately 2.51 Acres as described herein and depicted on **Exhibit A** 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 they 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 22nd day of October 2025.

Grantors:


Mesa County

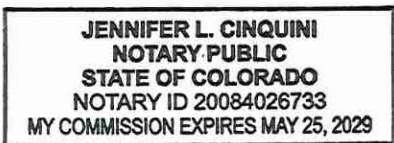
By: 
Shawn Burd,
Mesa County Commissioner to Convey Real Estate
and Right of Way Agent

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 22 day of October 2025 by Shawn Burd, Mesa County Commissioner to Convey Real Estate and Right of Way Agent for Mesa County.

Witness my hand and official seal.


Notary Public



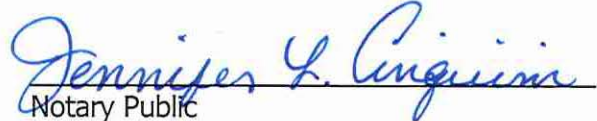
City of Grand Junction

By: 
Michael Bennett, City Manager

State of Colorado)
County of Mesa)ss
)

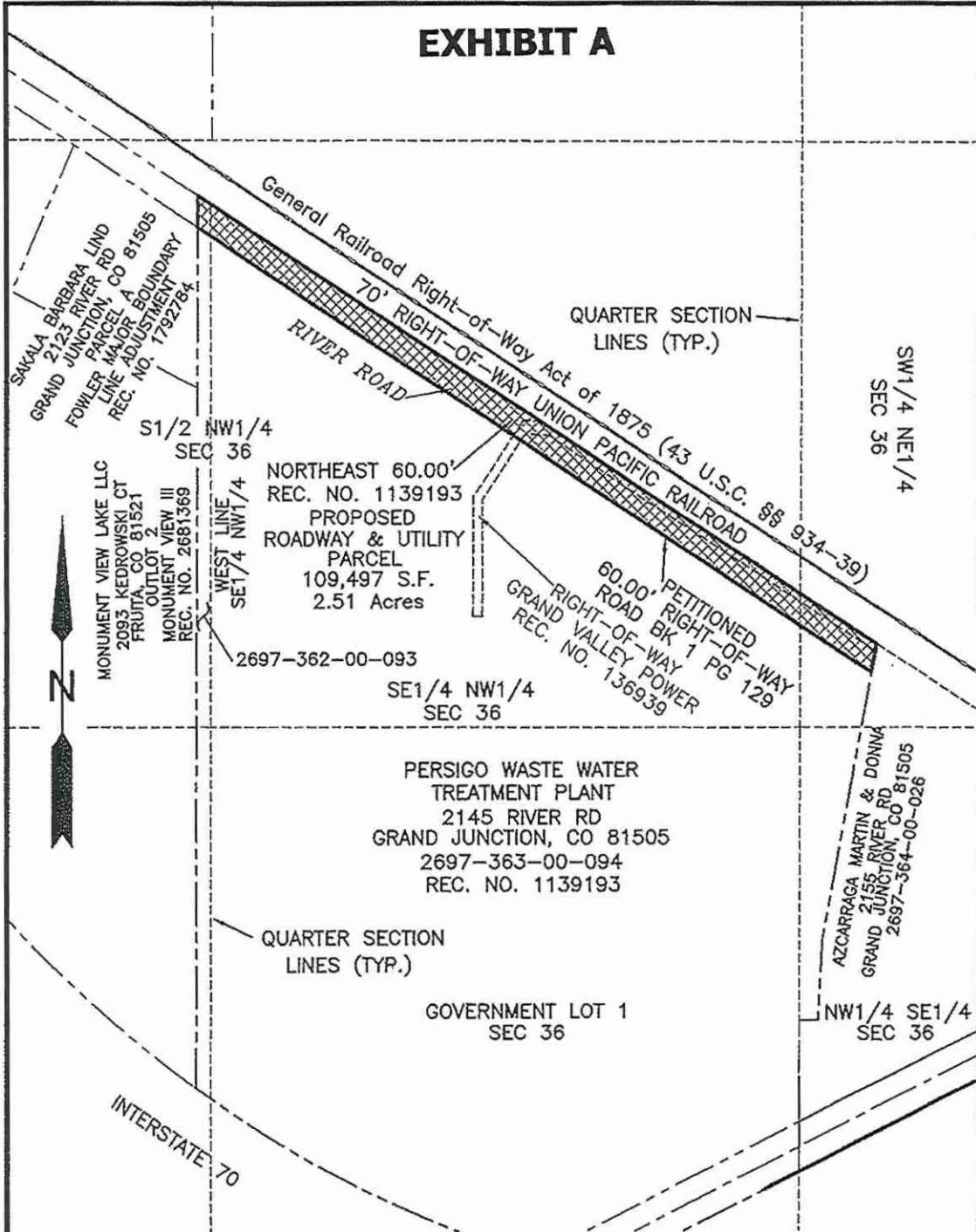
The foregoing instrument was acknowledged before me this 22 day of October 2025 by Michael Bennett, City Manager for the City of Grand Junction.

Witness my hand and official seal.


Notary Public

JENNIFER L. CINQUINI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084026733
MY COMMISSION EXPIRES MAY 25, 2029

EXHIBIT A



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



NOT A SURVEY PLAT



Jodie L. Grein
Registered Professional Land Surveyor
P.L.S. No. 38075

		EXHIBIT ROADWAY & UTILITY PARCEL	
<small>425 Ridge Blvd. Suite A Grand Junction, CO 81507 Voice: (970) 241-0300 Fax: (970) 241-1277 www.rce.com</small>		<small>IN THE SE1/4, NW1/4, and the SW1/4 NE1/4 SECTION 36, T1N, R2W UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO</small>	
<small>Drawn</small> JLG	<small>Designed</small>	<small>Checked</small> JLG	<small>Plotted</small> Ct472
<small>File Name:</small> C:\C3442\C3442 Right-of-Way.dwg	<small>Date:</small> 8/18/25	<small>Sheet:</small> 1	<small>Total:</small> 1