

## WARRANTY DEED

This Warranty Deed made this 14<sup>th</sup> day of October, 2025 by and between **Starlieth, LLC, a Colorado limited liability company, Grantor**, who is the owner of a parcel of land located at 2758 Winters Avenue, Grand Junction, CO 81501, as recorded at Reception No. 2761210, 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, for the use and benefit of the Public, as approved by Grantee, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

Said parcel of land containing 845 square feet or 0.02 acres, more or less, as described in **Exhibit A** and 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 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.

Executed and delivered this 14<sup>th</sup> day of October, 2025.

**Grantor: Starlieth, LLC, a Colorado limited liability company**

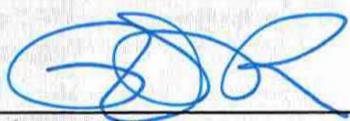
  
\_\_\_\_\_  
Darren Davidson, Manager

State of Colorado    )  
                                  )ss  
County of Mesa        )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of October, 2025, by Darren Davidson, as Manager for Starlieth, LLC, a Colorado limited liability company.

Witness my hand and official seal.

REBECKA TEMMER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20064020445  
My Commission Expires May 25, 2026  
County of Mesa

  
\_\_\_\_\_  
Notary Public

**HIGH DESERT SURVEYING, INC**

591 25 Road, Suite B1  
Grand Junction, CO 81505  
Tel: 970-254-8649 Fax: 970-241-0451

**EXHIBIT A**

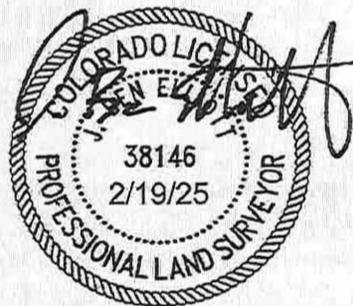
**4-Foot-Wide Right-of-Way Parcel  
Legal Description**

That parcel of land being a portion of Lot 10, Block Three, Indian Road Industrial Subdivision Filing Number Two, Reception Number 2413044, situated in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 10 whence the Northeast corner of said Lot 10 bears N00°08'24"E a distance of 247.81 feet for a basis of bearings with all bearings hereon relative thereto; thence along the North right-of-way of Winters Avenue being a curve concave to the right having a central angle of 27°10'55", a radius of 336.86 feet, an arc length of 159.81 feet, and a chord which bears N59°07'26"W a distance of 158.32 feet; thence continuing along said North right-of-way being a tangent curve concave to the left having a central angle of 7°37'38", a radius of 384.86 feet, an arc length of 51.23 feet, and a chord which bears N49°20'48"W a distance of 51.20 feet to the Southwest corner of said Lot 10; thence along the West line of said Lot 10, N00°08'24"E a distance of 4.97 feet; thence along a non-tangent curve concave to the right having a central angle of 8°03'55", a radius of 388.86 feet, an arc length of 54.74 feet, and a chord which bears S49°33'57"E a distance of 54.69 feet; thence along a tangent curve concave to the left having a central angle of 26°58'10", a radius of 332.86 feet, an arc length of 156.68 feet, and a chord which bears S59°01'04"E a distance of 155.24 feet to the East line of said Lot 10; thence along said East line S00°08'24"W a distance of 4.19 feet to the POINT OF BEGINNING.

City of Grand Junction, County of Mesa, State of Colorado.

Said parcel contains an area of 845 square feet, 0.02 acres, more or less, as herein described.



24-37 2758 Winters ROW\_Exhibit A.doc  
J. Ben Elliott, PLS 38146  
High Desert Surveying, Inc.

# EXHIBIT B RIGHT-OF-WAY PARCEL



Indian Road  
Industrial Subdivision  
Filing No. Two  
Block Three  
Reception No. 2413044

Lot 11  
Mean Kitty Investment, LLC  
2756 Winters Ave.  
2945-241-49-011

Lot 8  
Starlieth, LLC  
369 Indian Road  
2945-241-49-008

1.5" Blue  
Plastic Cap  
PLS 38146

8.00' Public Service Easement Reception No. 2164762

Northeast Corner  
Lot 10, Block 3  
1.5" Blue  
Plastic Cap  
PLS 38146

20.00' Utility Easement  
Reception No. 1164687  
20.00' Drainage Easement  
Reception No. 2413044

Lot 10  
Block Three  
Starlieth, LLC  
2758 Winters Ave.  
2945-241-49-010

Lot 9  
Starlieth, LLC  
2762 Winters Ave.  
2945-241-49-009

1.5" Blue  
Plastic Cap  
PLS 38146

2" Aluminum Cap  
PLS 24953

14.00' Multipurpose  
Easement Parcel

4.00'-Foot Wide  
Right-of-Way Parcel  
845 Square Feet  
0.02 Acres

8.00' Utility Easement  
Reception No. 1164687 & 2413056

14.00' Multipurpose Easement  
Reception No. 2413044

Basis of Bearings East Line of Lot 10, Block Three  
N00°08'24"E 247.81'



Indian Road  
Industrial Subdivision  
Filing No. Two  
Block Two  
Reception No. 2413044

**Winters Avenue**  
48.00' ROW  
Reception No. 2413044

POINT OF  
BEGINNING  
Southeast Corner  
Lot 10, Block 3  
2" Aluminum Cap  
Illegible

**LINE/CURVE TABLES**

LINE	BEARING	DISTANCE
L1	N00°08'24"E	4.97'
L2	S00°08'24"W	4.19'

Lot 3

CURVE	LENGTH	DELTA ANGLE	RADIUS	CH BEARING	CH LENGTH
C1	159.81'	27°10'55"	336.86'	N59°07'26"W	158.32'
C2	51.23'	7°37'38"	384.86'	N49°20'48"W	51.20'
C3	54.74'	8°03'55"	388.86'	S49°33'57"E	54.69'
C4	156.68'	26°58'10"	332.86'	S59°01'04"E	155.24'

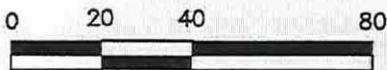
**High Desert Surveying, Inc.**

591 25 Road, Suite B1

Grand Junction, Colorado 81505

Tele: 970-254-8649 Fax: 970-241-0451

SCALE: 1" = 40'



PROJ. NO.	Surveyed	Drawn	APP'D	SHEET	OF
24-37	BO/SG	BE	-	1	1
DATE: Feb., 2025					

## WARRANTY DEED

This Warranty Deed made this 03 day of December, 2025 by and between **Starlieth, LLC, a Colorado limited liability company, Grantor**, who is the owner of a parcel of land located at 2758 Winters Avenue, Grand Junction, CO 81501, as recorded at Reception No. 2761210, 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, for the use and benefit of the Public, as approved by Grantee, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

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Executed and delivered this 03 day of December, 2025.

**Grantor: Starlieth, LLC, a Colorado limited liability company**

  
Darren Davidson, Manager

State of Colorado     )  
                                  )ss  
County of Mesa        )

The foregoing instrument was acknowledged before me this 03 day of December 2025, by Darren Davidson, as Manager for Starlieth, LLC, a Colorado limited liability company.

Witness my hand and official seal.



  
Notary Public

**HIGH DESERT SURVEYING, INC**

591 25 Road, Suite B1  
Grand Junction, CO 81505  
Tel: 970-254-8649 Fax: 970-241-0451

**EXHIBIT A**

**4-Foot-Wide Right-of-Way Parcel  
Legal Description**

That parcel of land being a portion of Lot 10, Block Three, Indian Road Industrial Subdivision Filing Number Two, Reception Number 2413044, situated in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 10 whence the Northeast corner of said Lot 10 bears N00°08'24"E a distance of 247.81 feet for a basis of bearings with all bearings hereon relative thereto; thence along the North right-of-way of Winters Avenue being a curve concave to the right having a central angle of 27°10'55", a radius of 336.86 feet, an arc length of 159.81 feet, and a chord which bears N59°07'26"W a distance of 158.32 feet; thence continuing along said North right-of-way being a tangent curve concave to the left having a central angle of 7°37'38", a radius of 384.86 feet, an arc length of 51.23 feet, and a chord which bears N49°20'48"W a distance of 51.20 feet to the Southwest corner of said Lot 10; thence along the West line of said Lot 10, N00°08'24"E a distance of 4.97 feet; thence along a non-tangent curve concave to the right having a central angle of 8°03'55", a radius of 388.86 feet, an arc length of 54.74 feet, and a chord which bears S49°33'57"E a distance of 54.69 feet; thence along a tangent curve concave to the left having a central angle of 26°58'10", a radius of 332.86 feet, an arc length of 156.68 feet, and a chord which bears S59°01'04"E a distance of 155.24 feet to the East line of said Lot 10; thence along said East line S00°08'24"W a distance of 4.19 feet to the POINT OF BEGINNING.

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J. Ben Elliott, PLS 38146  
High Desert Surveying, Inc.

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Block Three  
Reception No. 2413044



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Basis of Bearings East Line of Lot 10, Block Three  
N00°08'24"E 247.81'



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Industrial Subdivision  
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Block Two  
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Winters Avenue  
48.00' ROW  
Reception No. 2413044

POINT OF  
BEGINNING  
Southeast Corner  
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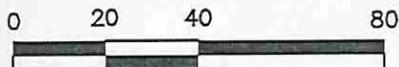
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DATE: Feb., 2025	BO/SG	BE	-	1	1