

# WARRANTY DEED

This Warranty Deed made this 19 day of February, 2026 by and between **JKBD HOLDINGS LLC, a Colorado Limited Liability Company, Grantor**, who is the owner of a parcel of land located at 2801 Grand Avenue, Grand Junction, CO 81501, as recorded at Reception No. 3083801, 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 880 square feet, 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.

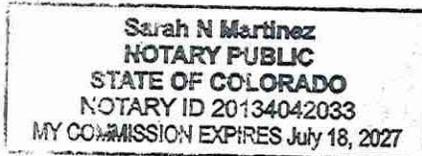
Executed and delivered this 19 day of February, 2026.

**Grantor: JKBD HOLDINGS LLC, a Colorado Limited Liability Company**

[Signature]  
Johnathan B. Coleman, Member

[Signature]  
Katherine R. Coleman, Member

State of Colorado )  
  )ss  
County of                                    )

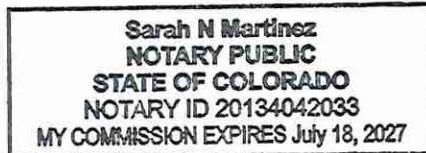


The foregoing instrument was acknowledged before me this 19 day of FEBRUARY 2026, by Johnathan B. Coleman, as Member of JKBD HOLDINGS LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

[Signature]  
Notary Public

State of Colorado )  
  )ss  
County of                                    )



The foregoing instrument was acknowledged before me this 19 day of FEBRUARY 2026, by Katherine R. Coleman, as Member of JKBD HOLDINGS LLC, a Colorado Limited Liability Company.

Witness my hand and official seal.

[Signature]  
Notary Public

A parcel of land located in Government Lot 3 (also known as the NW1/4 of the SW1/4) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as:

Commencing at the W1/4 corner of said Section 18, whence the CW1/16 corner bears S89°55'07"E as a basis of bearings; running thence along the north line of said Government Lot 3 S89°55'07"E 70.00 feet, thence S00°04'53"W 30.00 feet to a point on the easterly right-of-way of 28 Road and the Point of Beginning.

Running thence S89°55'07"E 159.05 feet; thence along a non-tangent curve concave to the north 60.90 feet (Curve Data: Radius = 370.00 feet; Delta = 9°25'48", Chord Bears S85°21'59"W 60.83 feet), thence N89°55'07"W 77.24 feet, thence along a curve concave to the southeast 3.52 feet (Curve Data: Radius = 4.50 feet; Delta = 44°47'04", Chord Bears S67°41'21"W 3.43 feet), thence S45°17'49"W 25.39 feet to the easterly right-of-way of 28 Road, thence along said right-of-way N00°05'32"E 24.19 feet to the Point of Beginning.

Parcel contains 880 square feet, more or less.

Description prepared by:  
Alexandre B. Lheritier, PLS 38464  
244 N. 7<sup>th</sup> Street  
Grand Junction, CO 81501

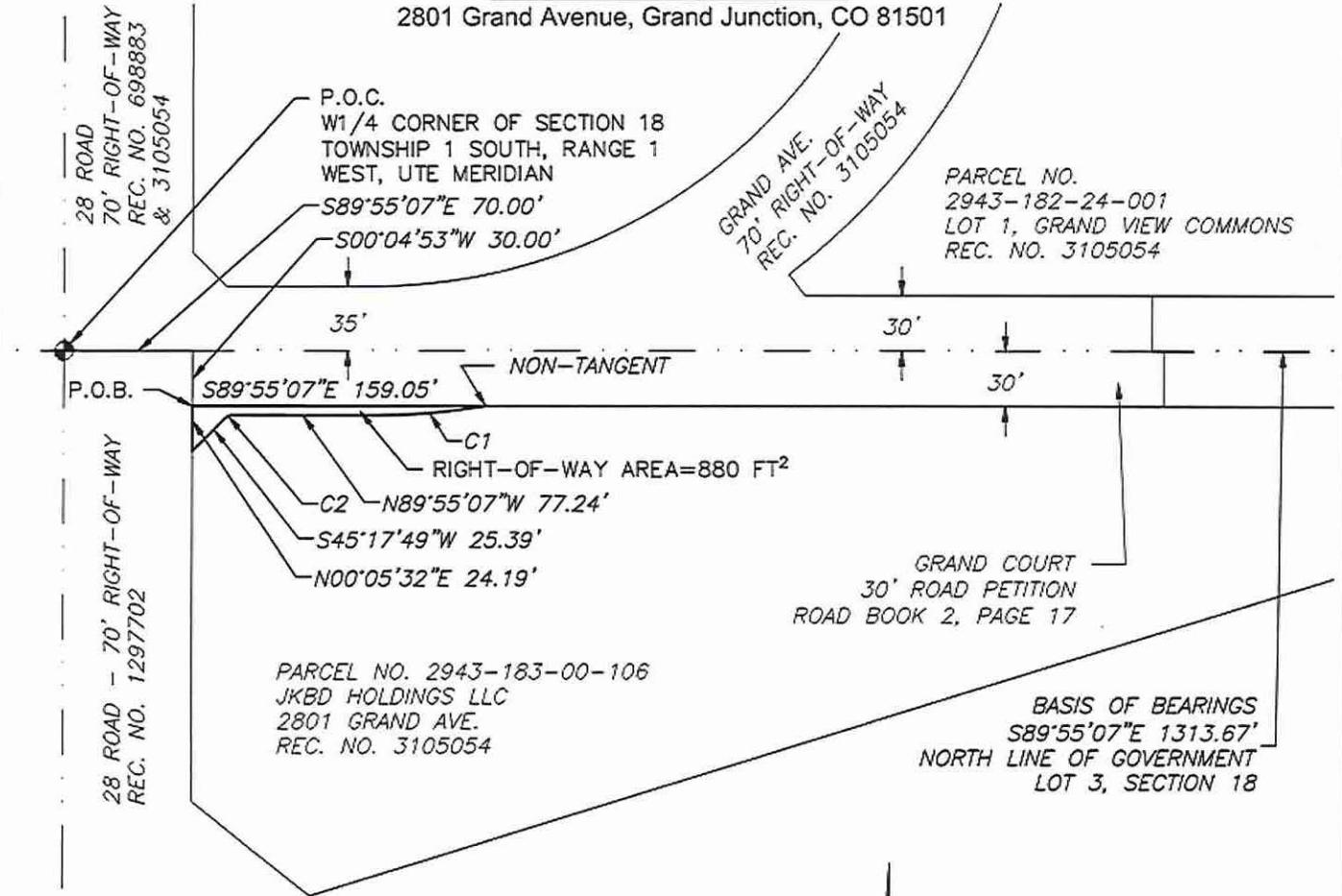


**EXHIBIT A**

**SHEET 2 OF 3**

**RIGHT-OF-WAY EXHIBIT**

2801 Grand Avenue, Grand Junction, CO 81501



PARCEL NO. 2943-183-00-106  
 JKBD HOLDINGS LLC  
 2801 GRAND AVE.  
 REC. NO. 3105054

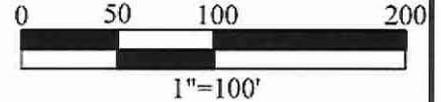
PARCEL NO. 2943-182-24-001  
 LOT 1, GRAND VIEW COMMONS  
 REC. NO. 3105054

GRAND COURT  
 30' ROAD PETITION  
 ROAD BOOK 2, PAGE 17

BASIS OF BEARINGS  
 S89°55'07"E 1313.67'  
 NORTH LINE OF GOVERNMENT  
 LOT 3, SECTION 18

Curve Table

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	370.00'	9°25'48"	60.90'	S85°21'59"W	60.83'
C2	4.50'	44°47'04"	3.52'	S67°41'21"W	3.43'



Linear units are U.S. Survey Foot



Alexandre B. Lheritier  
 Colorado PLS 38464

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

- LEGEND:**
- PROPOSED EASEMENT
  - ===== ADJOINER
  - SURVEY CONTROL LINE
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - REC. NO. RECEPTION NUMBER

PROJECT NO. \_\_\_\_\_ DATE: 08/06/2025



ENGINEERING AND TRANSPORTATION DEPARTMENT

**EXHIBIT B**

**SHEET 3 OF 3**