

WARRANTY DEED

This Warranty Deed made this 26 day of December, 2012 by and between **The County of Mesa, a political subdivision of the State of Colorado, Grantor**, whose address is PO Box 20000, Grand Junction, Colorado, 81502, 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:

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within that certain parcel of land described in Book 5189, Page 442, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Block 3, The Homestead in Grand Junction and assuming the West line of the SW 1/4 SE 1/4 of said Section 4 bears S00°01'18" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°50'26" E along the South line of said Block 3 and the North line of that said certain parcel of land described in Book 5189, Page 442, a distance of 339.36 feet; thence S 85°07'26" W, a distance of 121.61 feet; thence S 89°50'26" W, along a line 10.00 feet South of and parallel with the North line of that said certain parcel of land described in Book 5189, Page 442, a distance of 184.92 feet; thence S 45°40'14" W, a distance of 32.54 feet; thence S 00°01'18" W, along a line 40.00 feet East of and parallel with, the West line of the SW 1/4 SE 1/4 of said Section 4, a distance of 381.48 feet to a point on the South line of that said certain parcel of land described in Book 5189, Page 442, said point also being the Northwest corner of Twenty Four Fifty-Two, LLC Subdivision, as same is recorded in Plat Book 18, Page 348, Public Records of Mesa County, Colorado; thence S 89°51'19" W, along the South line of that said certain parcel of land described in Book 5189, Page 442, a distance of 10.00 feet; thence N 00°01'18" E, along a line 30.00 feet East of and parallel with, the West line of the SW 1/4 SE 1/4 of said Section 4, also being the West line of that said certain parcel of land described in Book 5189, Page 442, a distance of 414.15 feet, more or less, to the Point of Beginning.

Containing 7,093 square feet or 0.16 Acres, more or less, as 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 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.

SHEET 1 OF 3

Executed and delivered this 26 day of December, 2012.

By: Stacey Mascarenas
Stacey Mascarenas, Commissioner to Convey
Real Estate, appointed by Resolution No. MCM 95-160 and
MCM 2001-20

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26 day of December, 2012 by Stacey Mascarenas as Commissioner to Convey Real Estate for the County of Mesa, a political subdivision of the State of Colorado.

My commission expires 3/2/15.

Witness my hand and official seal.

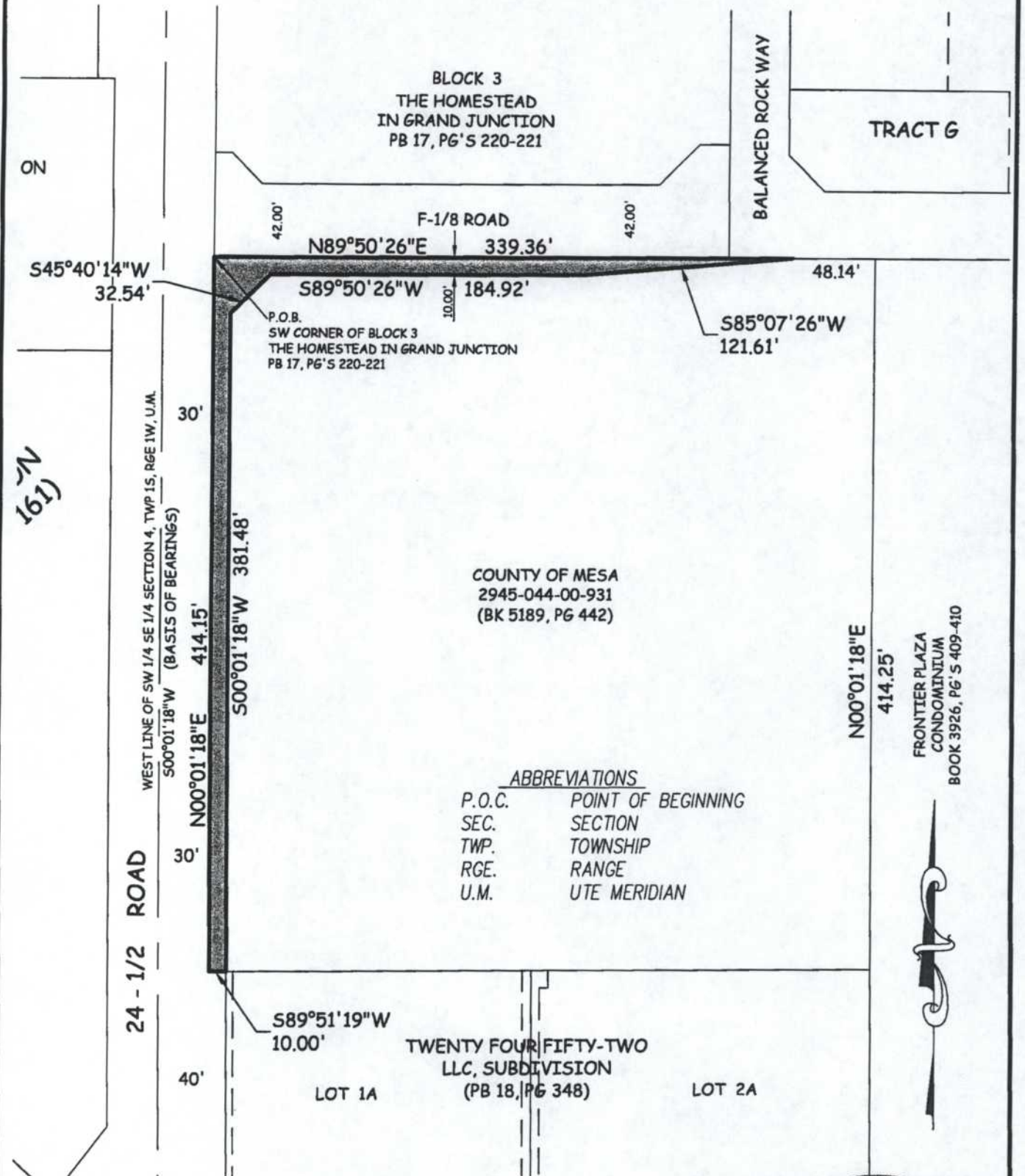
CONNIE HAHN
NOTARY PUBLIC
STATE OF COLORADO
Expires: March 02, 2015



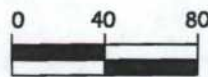
Notary Public

EXHIBIT "A"

SHEET 3 OF 3



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.



1 inch = 80 ft.

Lineal Units = U.S. Survey Foot



DRAWN BY: P.T.K.
DATE: 11-02-12
SCALE: 1" = 80'
APPR. BY: PTK

F-1/8 AND 24-1/2 ROAD RIGHT OF WAY
2945-044-00-931

MESA COUNTY C.V.T. SITE

