

RECEPTION #: 2638598, BK 5408
PG 445 12/27/2012 at 08:47:09 AM, 1
OF 3, R \$0.00 S \$0.00 D \$0.00
EXEMPT
Sheila Reiner, Mesa County, CO
CLERK AND RECORDER

WARRANTY DEED

This Warranty Deed made this 18th day of December, 2012 by and between **24.5 ROAD LLC, a Colorado limited liability company, Grantor**, whose address is 2446 F Road, Grand Junction, Colorado 81505, who are the owners of the following described real property in Mesa County, Colorado:

Block 3, The Homestead in Grand Junction, Plat Book 17, Pages 220 and 221

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, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

See attached **Exhibit "A"**

Containing 13,712 square feet or 0.31 Acres, more or less, as described herein 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 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 18 day of December, 2012.

24.5 Road LLC
a Colorado Limited Liability Company

By: LeAnn Maisel
LeAnn Maisel, manager

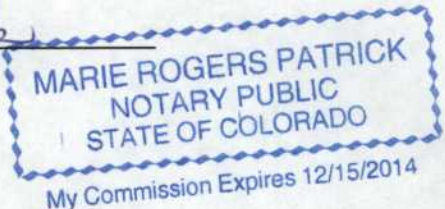
State of Colorado)
)ss.
County of Montezuma)

The foregoing instrument was acknowledged before me this 18th day of December, 2012 by LeAnn Maisel, as manager of 24.5 Road LLC, a Colorado Limited Liability Company.

My commission expires _____.

Witness my hand and official seal.

Marie Rogers Patrick
Notary Public



SHEET 1 OF 3

EXHIBIT "A"

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 Block 3, The Homestead in Grand Junction, as same is recorded in Plat Book 17, Pages 220 and 221, 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 00°01'18" E along the West line of said Block 3, being 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, a distance of 59.93 feet; thence S 89°58'42" E, a distance of 10.00 feet; thence S 45°03'08" W, a distance of 25.27 feet; thence N 89°50'26" E, a distance of 232.42 feet; thence N 44°56'14" E, a distance of 33.42 feet; thence N 89°49'43" E, a distance of 17.50 feet to a point on the East line of said Block 3; thence S 00°10'17" E, along the East line of said Block 3, a distance of 65.59 feet to a point being the Southeast corner of said Block 3; thence S 89°50'26" W, along the South line of said Block 3, a distance of 301.98 feet, more or less, to the Point of Beginning.

SHEET 2 OF 3

EXHIBIT "B"

SHEET 3 OF 3

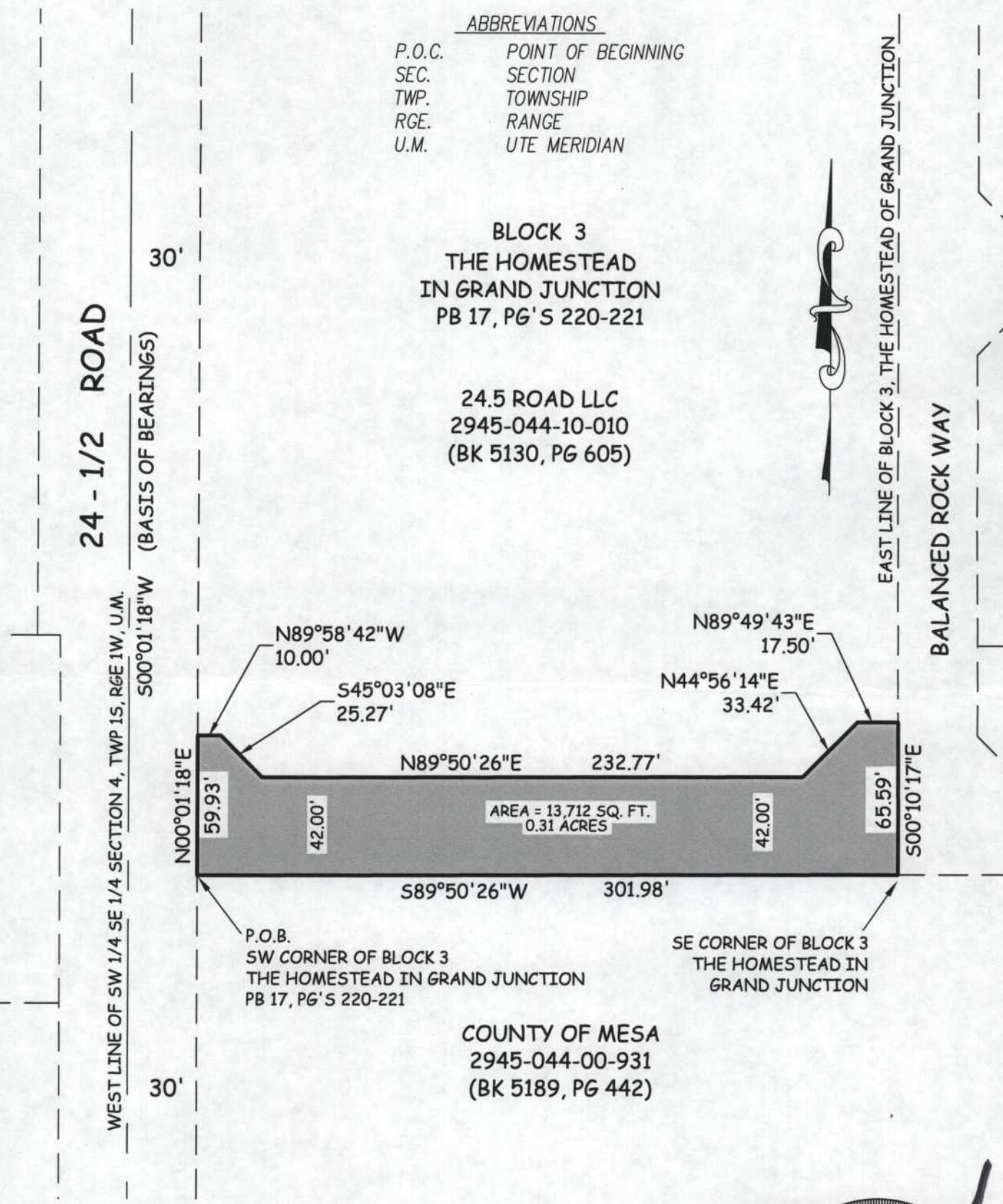
ABBREVIATIONS

P.O.C. POINT OF BEGINNING
 SEC. SECTION
 TWP. TOWNSHIP
 RGE. RANGE
 U.M. UTE MERIDIAN

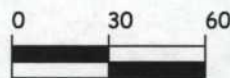
**BLOCK 3
 THE HOMESTEAD
 IN GRAND JUNCTION
 PB 17, PG'S 220-221**

24.5 ROAD LLC
 2945-044-10-010
 (BK 5130, PG 605)

COUNTY OF MESA
 2945-044-00-931
 (BK 5189, PG 442)



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 = 60 ft.

Lineal Units = U.S. Survey Foot



DRAWN BY: P.T.K.
 DATE: 10-24-12
 SCALE: 1" = 60'
 APPR. BY: PTK

F-1/8 ROAD RIGHT OF WAY
 2945-044-10-010
 BLOCK 3
 THE HOMESTEAD OF GRAND JUNCTION

