

WARRANTY DEED

This Warranty Deed made this 7th day of January, 2013 by and between **Chance L. Catlin, Grantor**, whose address is 2856 B-3/4 Road, Grand Junction, Co., 81503, 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:

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The West 2.00 feet of Lot 4, Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado.

Containing 40 square feet or 0.0009 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.

Executed and delivered this 7th day of January, 2013.

By: [Signature]
Chance L. Catlin

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of January, 2013 by Chance L. Catlin, as Owner

My commission expires 10/29/2013.

Witness my hand and official seal.

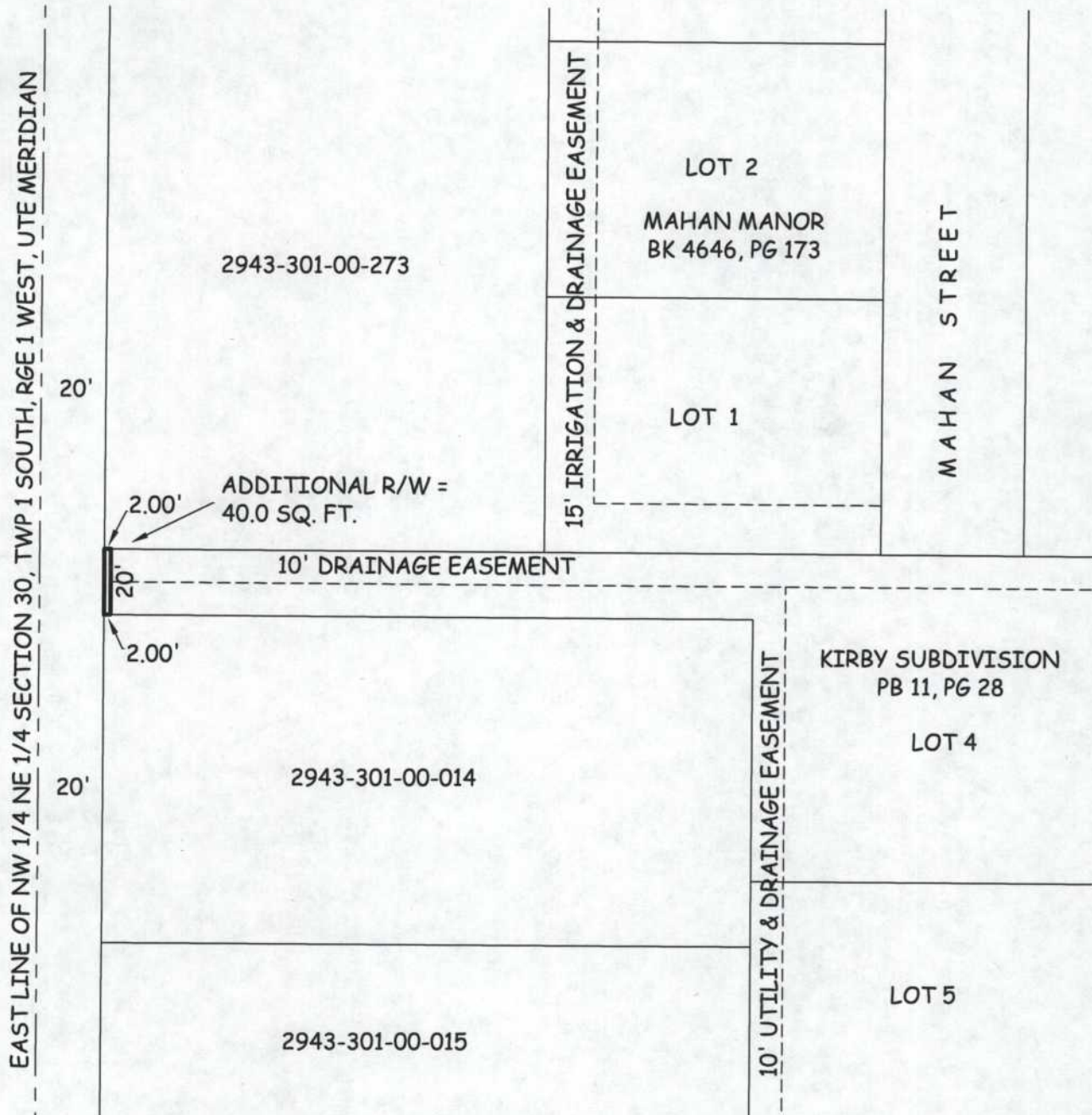
[Signature]
Notary Public



SHEET 1 OF 2

EXHIBIT "A"

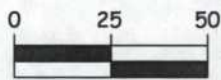
SHEET 2 OF 2



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.

ABBREVIATIONS

SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN



1 inch = 50 ft.

Lineal Units = U.S. Survey Foot



DRAWN BY: P.T.K.
DATE: 10-18-2012
SCALE: 1" = 50'
APPR. BY: PTK

ADDITIONAL RIGHT OF WAY
FOR
28-1/2 ROAD
KIRBY SUBDIVISION

CITY OF
Grand Junction
COLORADO