

**WARRANTY DEED**

This Warranty Deed made this 15<sup>th</sup> day of August, 2012 by and between **Larry R. Schmueser II Trust, Grantor**, whose address is 68 Wilson Lane, Rifle, Co., ~~81560~~ <sup>81650</sup>, 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 parcel of land for right of way situated in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Meridian, in Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southeast corner of said Section 25, whence the Northeast corner of the SE 1/4 SE 1/4 of Section 25 bears North 00°03'10" East, a distance of 1320.14 feet; thence North 00°03'10" East, a distance of 520.10 feet; thence North 89°52'52" West, a distance of 40.00 feet to the POINT OF BEGINNING; thence North 89°52'52" West, a distance of 10.00 feet; thence N 00°03'10" East, a distance of 324.98 feet; thence S 89°52'20" East, a distance of 10.00 feet; thence South 00°03'10" West, a distance of 324.98 feet to the POINT OF BEGINNING.

Containing 3,250 square feet or 0.07 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 15<sup>th</sup> day of August, 2012.

By: Loretta J. Schmueser, Trustee  
Larry R. Schmueser II Trust

State of Colorado )  
  )ss.  
County of MESA )

The foregoing instrument was acknowledged before me this 15<sup>TH</sup> day of AUGUST, 2012 by LORETTA SCHMUESER, as TRUSTEE, Larry R. Schmueser II Trust

My commission expires 4/26/14.

Witness my hand and official seal.

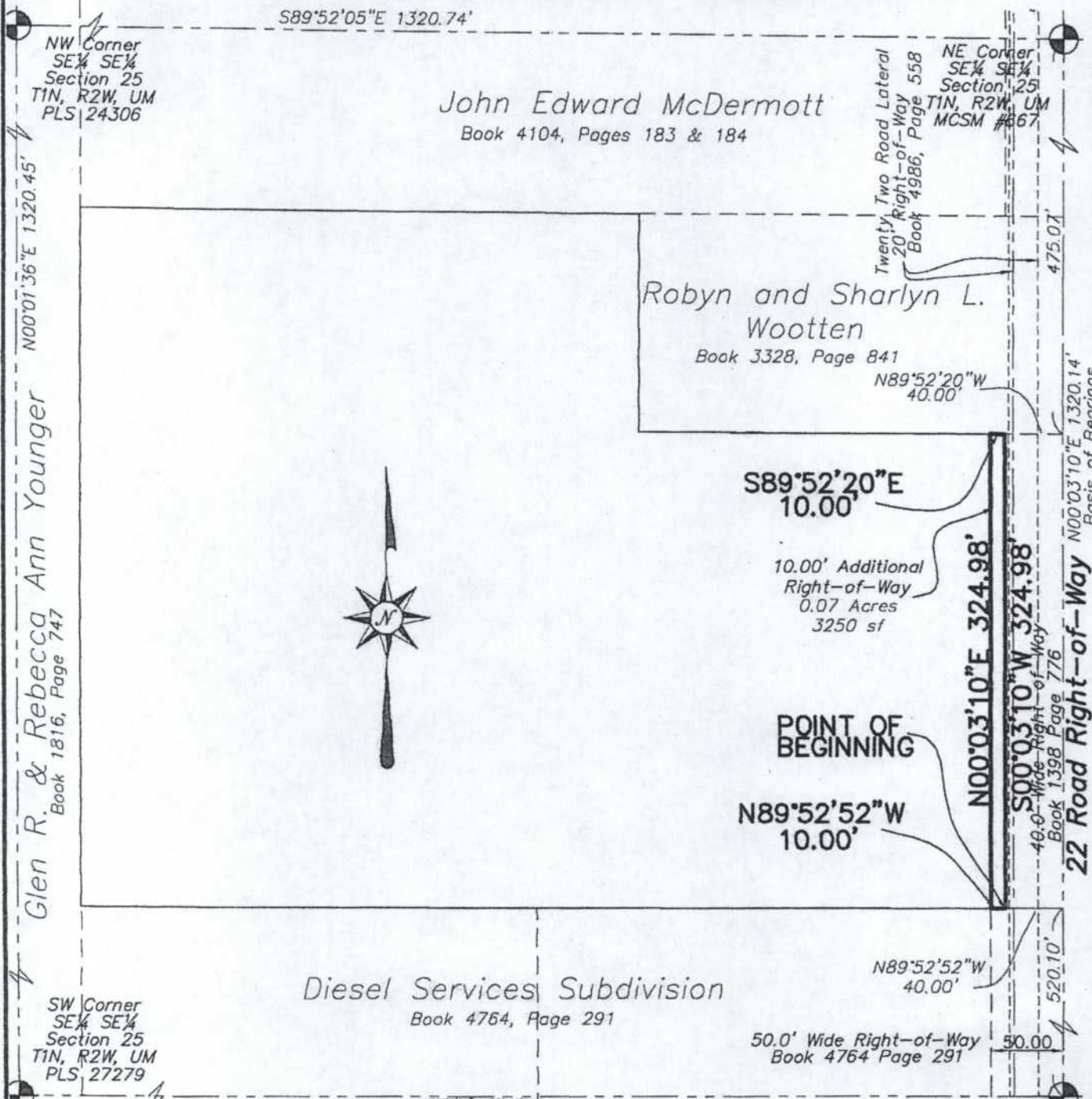


Cynthia L. Norris  
Notary Public

**SHEET 1 OF 2**



**EXHIBIT "A" SHEET 2 OF 2**



**GENERAL NOTES**

Basis of bearings is the East line of the SE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 25 which bears South 00°03'10" West, a distance of 1320.14 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical Information. Both monuments on this line are Aliquot Survey Markers, as shown on the face of this plat.

Property corners located during this survey that were within 0.25 feet of the calculated point were accepted as being "in position".

All lined units shown hereon in U.S. Survey feet.



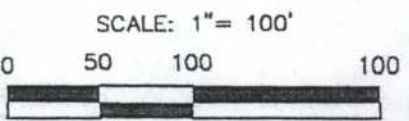
**RIGHT-OF-WAY EXHIBIT**

SE $\frac{1}{4}$  SE $\frac{1}{4}$  SECTION 25  
T1N, R2W, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

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



PROJ. NO. 12-05	Surveyed	Drawn	APP'D	SHEET	OF
DATE: May, 2012	dj	rsk	skw	1	1