

CORRECTION WARRANTY DEED

This Warranty Deed made this 25 day of November, 2025 by and between **State of Colorado, Acting By and Through The Trustees of Colorado Mesa University, For the Use and Benefit of Colorado Mesa University**, who is the owner of a parcel of land located at 2510 Foresight Circle, Grand Junction, CO 81505, as recorded at Reception No. 2635518, in the Mesa County Clerk and Recorder's records, 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 present 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, its successors and assigns forever all right, title and interest in fee simple the following described parcel of land for Public Road and Utilities Right-of-Way purposes, to wit:

See **Exhibit "A"** and **Exhibit "B"** attached hereto and incorporated herein by reference for the legal description and graphic illustration of the parcel of land that is the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2945-033-16-008

The Grantors and the Grantee have since discovered that the notary acknowledgement in the original Warranty Deed had errors, dated May 18, 2023, recorded on July 12, 2023 at Reception #3068892. Grantors and Grantee agree, as evidenced by their signatures below, that the notary acknowledgement was incorrect and desire to correct the error(s) by Grantors' execution and delivery of this Correction Warranty Deed. Grantors intend the conveyance and correction made by the execution and delivery of this Correction Warranty Deed to be retroactive to and effective as of May 18, 2023 which is the date of execution and delivery of the Original Deed which is hereby replaced with this Correction Warranty Deed.

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 that Grantor 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.

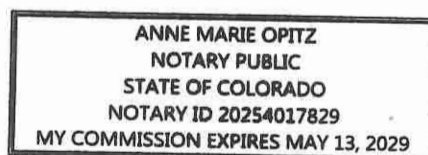
Executed and delivered this 25 day of November, 2025.

State of Colorado, Acting By and Through The Trustees of Colorado Mesa University, For the Use and Benefit of Colorado Mesa University

By: _____

Name: John Marshall

Title: President



State of COLORADO)
)ss
County of MESA)

The foregoing instrument was acknowledged before me this 25 day of November, 2025 by John Marshall as President for the State of Colorado, Acting By and Through The Trustees of Colorado Mesa University, For the Use and Benefit of Colorado Mesa University

My commission expires 5/13/2029.
Witness my hand and official seal.

Notary Public

Anne Marie Opitz

LEGAL DESCRIPTION
2945-033-16-008
RIGHT-OF-WAY PARCEL NO. RW-22

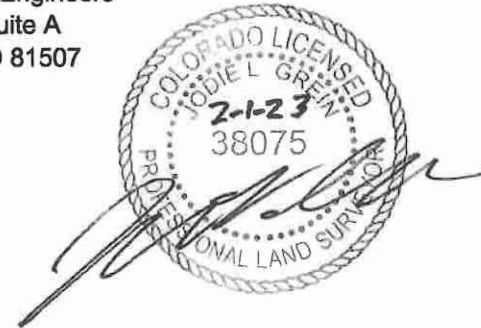
A parcel of land being a portion of the land as described in Reception Number 2635518 lying in the NW1/4 SW1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 3, and assuming the West line of said NW1/4 SW1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence S81°45'27"E, a distance of 50.52 feet to the Point of Beginning;

thence N00°02'40"E, along the East right-of-way of 25 Road, a distance of 236.16 feet; thence, leaving said right-of-way, S89°57'20"E, a distance of 4.50 feet; thence, leaving said right-of-way, S00°02'40"W, a distance of 236.16 feet; thence N89°57'20"W, a distance of 4.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,063 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Jodie L Grein, CO PLS #38075
 Rolland Consulting Engineers
 405 Ridges Blvd. Suite A
 Grand Junction, CO 81507



C:\Projects\2426 F.5 Rd City GJV\Parcel 22\CAD\Parcel 22 Acquisition Docs NEW.dwg - PLOTTED 2023-02-01

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

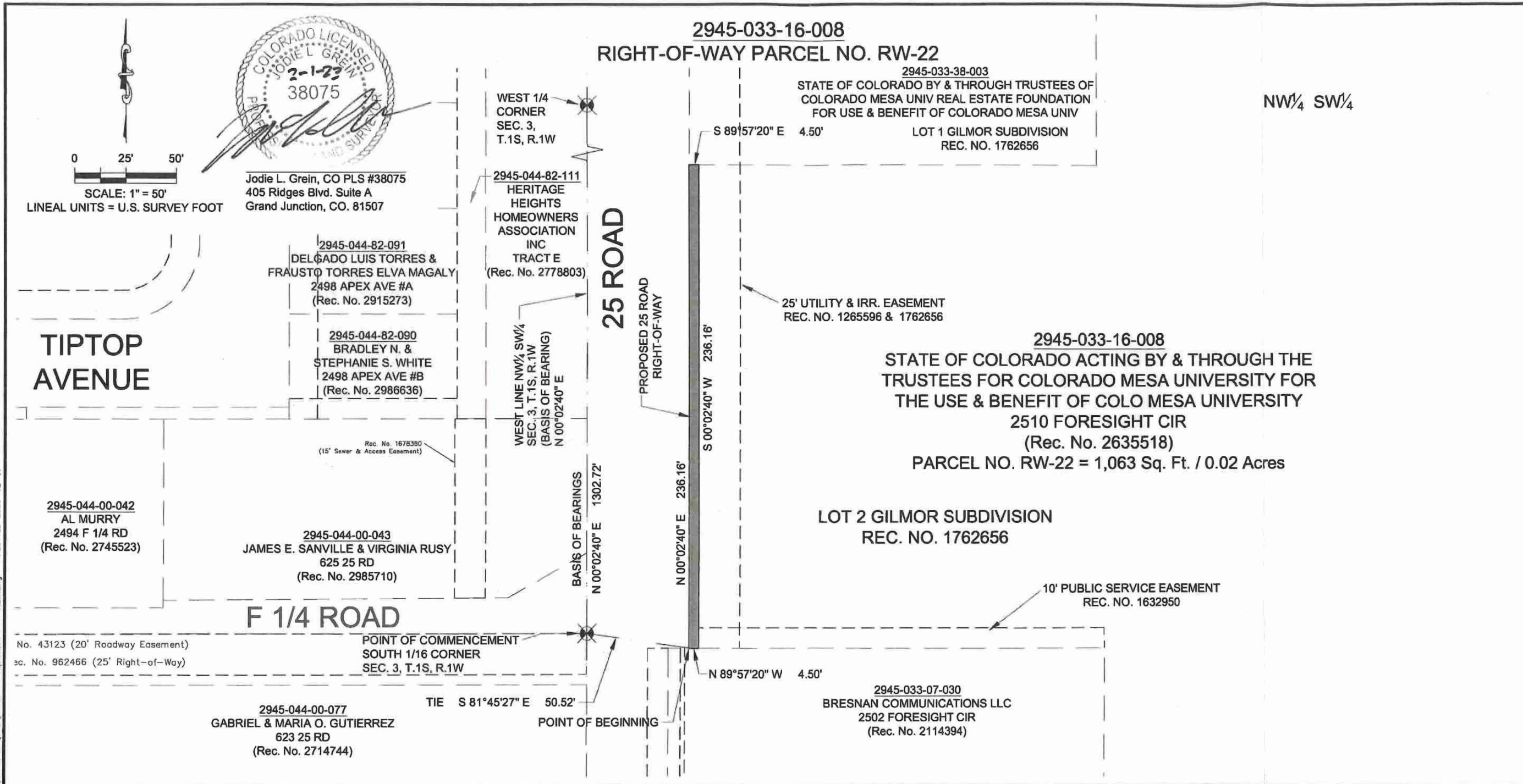
DRAWN BY: CLB
 DATE: 02-2023
 REVIEWED BY: JLG
 APPROVED BY: BH
 SCALE: _____

Portion of 2945-033-16-008
 Located in a part of the NW¹/₄ SW¹/₄
 Section 3, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306

C:\Projects\22428 F.5 Rd City GJA\Parcel 22\CAD\Parcel 22 Acquisition Docs NEW.dwg - PLOTTED 2023-02-01



ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY:	CLB
DATE:	02-2023
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-033-16-008
 Located in a part of the NW 1/4 SW 1/4
 Section 3, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

CITY OF
Grand Junction
 COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
 PROJECT NO. 207-F210306

EXHIBIT A

LEGAL DESCRIPTION

2945-033-16-008

RIGHT-OF-WAY PARCEL NO. RW-22

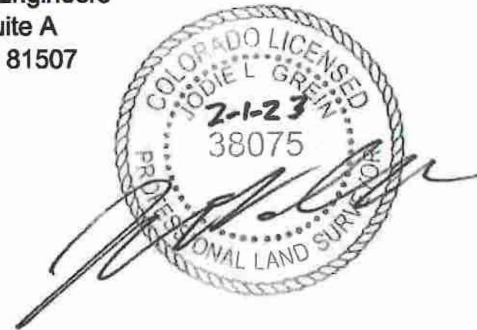
A parcel of land being a portion of the land as described in Reception Number 2635518 lying in the NW1/4 SW1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the South 1/16 Corner of said Section 3, and assuming the West line of said NW1/4 SW1/4 bears N00°02'40"E, with all other bearings contained herein being relative thereto; thence S81°45'27"E, a distance of 50.52 feet to the Point of Beginning;

thence N00°02'40"E, along the East right-of-way of 25 Road, a distance of 236.16 feet; thence, leaving said right-of-way, S89°57'20"E, a distance of 4.50 feet; thence, leaving said right-of-way, S00°02'40"W, a distance of 236.16 feet; thence N89°57'20"W, a distance of 4.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,063 Square Feet or 0.02 Acres, more or less, as described.

Authored by: Jodie L Grein, CO PLS #38075
Rolland Consulting Engineers
405 Ridges Blvd. Suite A
Grand Junction, CO 81507



C:\Projects\2426 F.5 Rd City GJV\Parcel 22\CAD\Parcel 22_Aquisition Docs NEW.dwg - PLOTTED 2023-02-01

ABBREVIATIONS

P.O.C.	Point of Commencement	Rec.	Reception
P.O.B.	Point of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

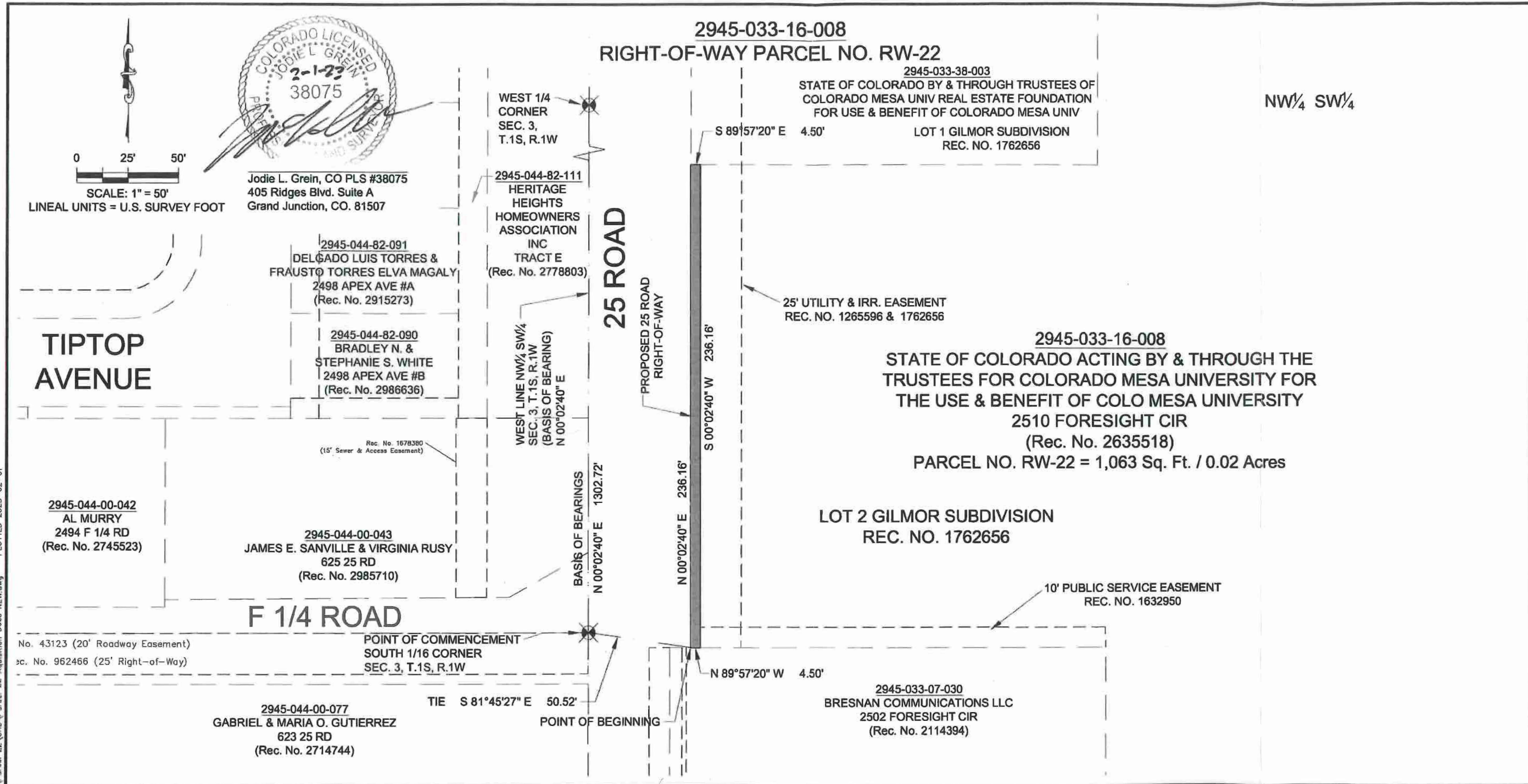
DRAWN BY: CLB
DATE: 02-2023
REVIEWED BY: JLG
APPROVED BY: BH
SCALE: _____

Portion of 2945-033-16-008
Located in a part of the NW¹/₄ SW¹/₄
Section 3, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 207-F210306

EXHIBIT B



C:\Projects\2023\2023-02-01\22\CAD\Parcel 22 Acquisition Docs NEW.dwg - PLOTTED 2023-02-01

ABBREVIATIONS	
P.O.C.	Point of Commencement
P.O.B.	Point of Beginning
R.O.W.	Right-of-Way
SEC.	Section
T.	Township
R.	Range
-	Approximately
Rec.	Reception
No.	Number
RW	Right-of-Way
MPE	Multi-Purpose Easement
TCE	Temporary Construction Easement
U.M.	Ute Meridian
Sq.Ft.	Square Feet

The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY:	CLB
DATE:	02-2023
REVIEWED BY:	JLG
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-033-16-008
Located in a part of the NW 1/4 SW 1/4
Section 3, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306