

SPECIAL WARRANTY DEED

F One-Half Acquisition LLC, a Colorado Limited Liability Company, Grantor, who is the owner of a parcel of land Special Warranty Deed recorded at Reception No. 3045682, in the Mesa County Clerk and Recorder's records, Colorado for and in consideration of the sum 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 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the following described tract or 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. 2945-042-00-024

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 Grantor will warrant and defend the title and quiet possession to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming the whole or any part thereof, by, through or under Grantor, except and subject to: None; or the following matters:

Matters of record listed on the attached **Exhibit "C"** (exceptions to title)

Executed and delivered this 21 day of FEB, 2023.

**F One-Half Acquisition LLC,
a Colorado Limited Liability Company**

By: [Signature]
Shannon Sweeney, Manager

State of Colorado)
County of Pitkin)ss
)

The foregoing instrument was acknowledged before me this 21 day of FEB, 2023 by Shannon Sweeney as Manager for the F One-Half Acquisition LLC, a Colorado Limited Liability Company.

My commission expires 10/17/2024.
Witness my hand and official seal.

[Signature]
Notary Public



EXHIBIT A

LEGAL DESCRIPTION

2945-042-00-024

RIGHT-OF-WAY PARCEL NO. RW-4

A parcel of land being a portion of the tract of land as described in Reception Number 2964465 located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and the Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) of Section 4, 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:

Beginning at the SE Corner of the said SE1/4NW1/4 of said Section 4, and assuming the South line of said SE1/4NW1/4 bears N89°55'28"E with all other bearings contained herein being relative thereto; thence along the boundary of the said tract for the following three (3) courses, 1) N0°01'45"E along the east line of said SE1/4NW1/4, a distance of 20.00 feet; 2) S89°55'28"W, a distance of 660.00 feet; 3) N0°01'45"E, a distance of 119.00 feet; thence N89°55'28"W, a distance of 21.00 feet; thence S00°01'45"W a distance of 62.15 feet; thence Southwesterly along the arc of a 32.91 foot radius curve concave Westerly, a distance of 3.01 feet thru a central angle of 05°14'29" whose chord bears S03°10'45"W, a distance of 3.01 feet; thence S83°28'55"W, a distance of 17.29 feet; thence S89°55'28"W, a distance of 486.22 feet; thence Northwesterly along the arc of a 720.00 foot radius curve concave Northerly, a distance of 178.36 feet thru a central angle of 14°11'35" whose chord bears N82°22'11"W, a distance of 177.90 feet; thence continuing Northwesterly along the arc of a 880.00 foot radius curve concave Southerly, a distance of 92.02 feet thru a central angle of 05°59'28" whose chord bears N78°16'07"W, a distance of 91.98 feet to a point on the westerly line of the said tract; thence S00°00'21"W, a distance of 114.60 feet to a point on the South line of the SW1/4 NW1/4 of said Section 4; thence N89°55'03"E along the said South line, a distance of 132.00 feet to the Southwest Corner of the said SE1/4NW1/4; thence N89°55'28"E along the said South line a distance of 1318.92 feet to the Point of Beginning.

Said Parcel of land CONTAINING 76,020 Square Feet or 1.75 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
333 West Avenue, Building C
Grand Junction, CO 81501



N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 4\CAD\Parcel 4 V3 Acquisition Docs.dwg - PLOTTED 2022-10-11

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
R.	Section	MPE	Multi-Purpose Easement
S.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	PSCO	Public Service Company Of Colorado

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: MJH
DATE: 10-10-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: N/A

Portion of 2945-042-00-024
Located in parts of the SE $\frac{1}{4}$ NW $\frac{1}{4}$
& the SW $\frac{1}{4}$ NW $\frac{1}{4}$
Section 4, 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

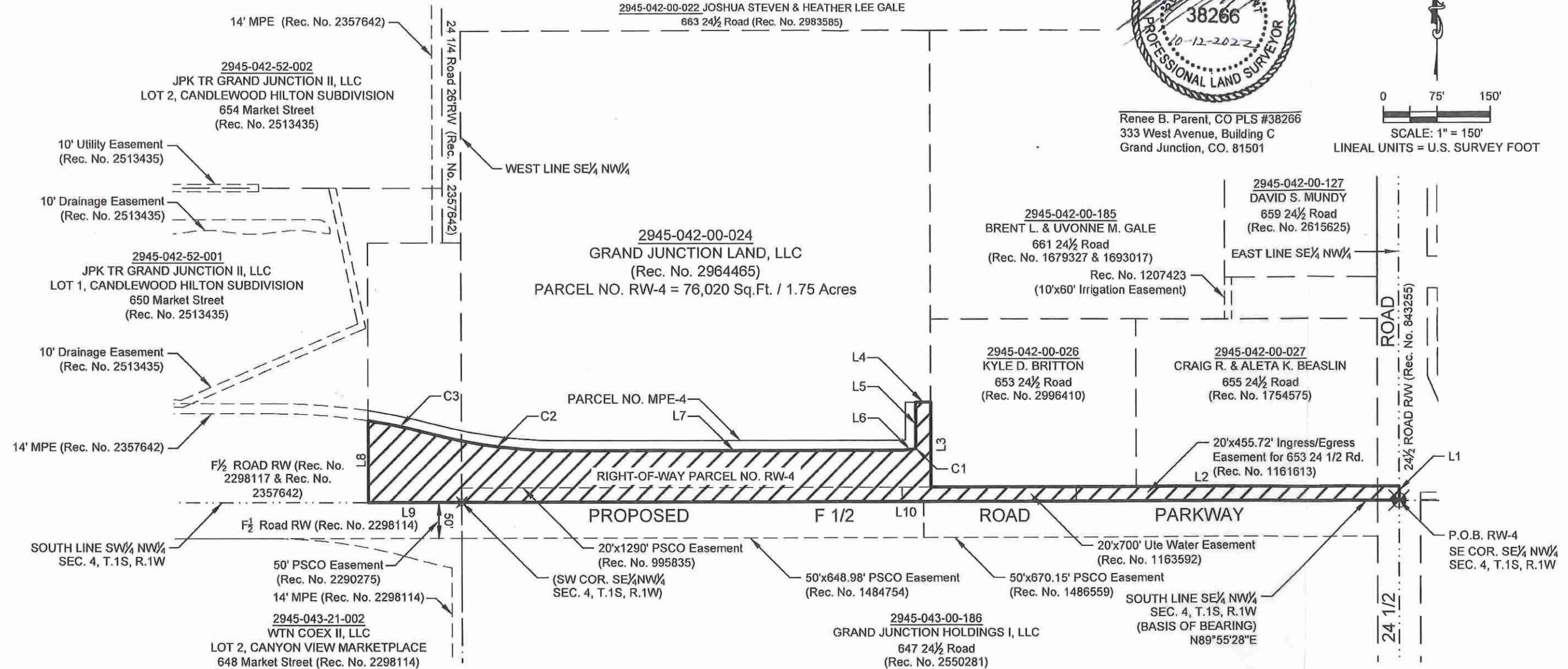
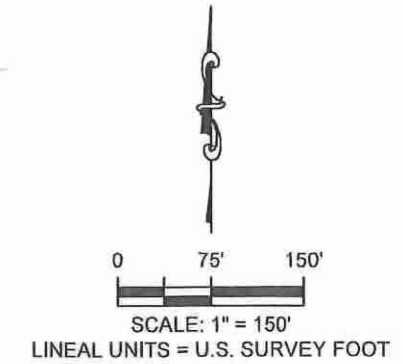
EXHIBIT B

2945-042-00-024 RIGHT-OF-WAY PARCEL NO. RW-4

2945-042-00-022 JOSHUA STEVEN & HEATHER LEE GALE
663 24 1/2 Road (Rec. No. 2983585)



Renee B. Parent, CO PLS #38266
333 West Avenue, Building C
Grand Junction, CO. 81501



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N0°01'45"E	20.00'

L2	S89°55'28"W	660.00'	L5	S0°01'45"W	62.15'	L8	S0°00'21"W	114.60'
L3	N0°01'45"E	119.00'	L6	S83°28'55"W	17.29'	L9	N89°55'03"E	132.00'
L4	S89°55'28"W	21.00'	L7	S89°55'28"W	486.22'	L10	N89°55'28"E	1318.92'

CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BRG/LENGTH
C1	3.01'	32.91'	5°14'29"	S3°10'45"W - 3.01'
C2	178.36'	720.00'	14°11'35"	N82°22'11"W - 177.90'
C3	92.02'	880.00'	5°59'28"	N78°16'07"W - 91.98'

ABBREVIATIONS

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P.O.B.	Point of Beginning	No.	Number
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~	Approximately	PSCO	Public Service Company Of Colorado

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DRAWN BY: MJH
DATE: 10-10-2022
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 150'

Portion of 2945-042-00-024
Located in parts of the SE 1/4 NW 1/4
& the SW 1/4 NW 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



PUBLIC WORKS
ENGINEERING DIVISION
PROJECT NO. 207-F210306

N:\Landpro\F-5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 4\CAD\Parcel 4 V3 Aquilation Decs.dwg - PLOTTED 2022-10-11

EXHIBIT C

SCHEDULE B - SECTION 2 EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) ditches and ditch rights; water rights, claims or title to water; (d) all interest in oil, gas, coal and other mineral rights severed by predecessors in Title and any and all assignments thereof or interests therein; whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.
8. Easement as described in instrument from David D Schlegel to Grand Valley Rural Power Lines, Inc., a Colorado corporation, recorded November 15, 1937 in Book 369 at Page 148 as [Reception No. 329575](#).
9. Easement as described in instrument from Hazel V. Caywood to Public Service Company of Colorado, recorded October 30, 1970 in Book 951 at Page 895 as [Reception No. 995835](#).
10. Easement as described in instrument from Hazel V. Caywood to Charles L. Roth and Donna B. Roth, recorded May 30, 1978 in Book 1151 at Page 181 as [Reception No. 1161613](#).
11. Easement, and the terms, agreements, provisions, conditions and obligations as contained therein as set forth in Easement between Hazel V. Caywood and Ute Water Conservancy District, a public corporation, recorded June 20, 1978 in Book 1154 at Page 179 as [Reception No. 1163592](#).
12. That portion, if any, lying in or being used as a County Road.