

WARRANTY DEED


This Warranty Deed made this 20 day of March, 2025 by and between **Richard E. Miller & Diane J. Miller, Grantor**, who are the owners of a parcel of land located at 2925 D 1/2 Road, Grand Junction, CO 81504 as recorded at Reception No. 2707715, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 descriptions and graphic illustrations of the parcels of land that are the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2943-173-00-092

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 Grantors hereby covenanting that Grantors 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 20 day of March, 2025

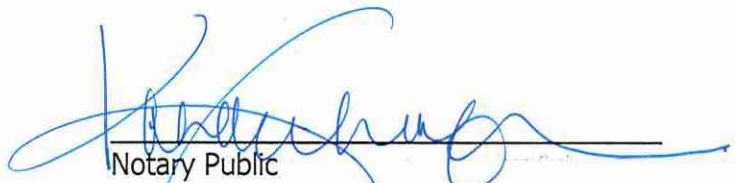

Richard E. Miller


Diane J. Miller

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 20 day of March, 2025 by Richard E. Miller & Diane J. Miller.

Witness my hand and official seal.


Notary Public

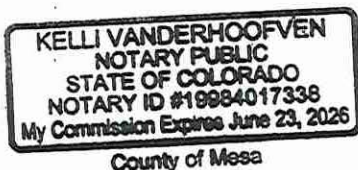
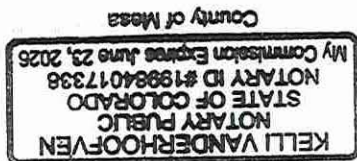


EXHIBIT A

LEGAL DESCRIPTION

2943-173-00-092

RIGHT-OF-WAY PARCEL NO. RW-03

A parcel of land being a portion of an entire tract as described in Reception Number 2707715 located in the east half of the east half of the northwest quarter of the southwest quarter (E1/2 E1/2 NW1/4 SW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C-W 1/16 corner of said Section 17, and assuming the east line of said NW1/4 SW1/4 bears S.00°11'43"W. with all other bearings contained herein being relative thereto; thence along the east line of said NW1/4 SW1/4, S.00°11'43"W, a distance of 19.59 feet to the northeast corner of said entire tract, and the Point of Beginning.

Thence along the east line of said entire tract, S.00°11'43"W. a distance of 10.41 feet; thence, S.89°59'13"W. a distance of 151.55 feet to a point in the south right-of-way line of D 1/2 Road as described in reception number 2465243; thence along said south right-of-way line, N.71°32'38"E. a distance of 18.74 feet; thence along said right-of-way line, N.88°04'06"E. a distance of 133.89 feet to the Point of Beginning.

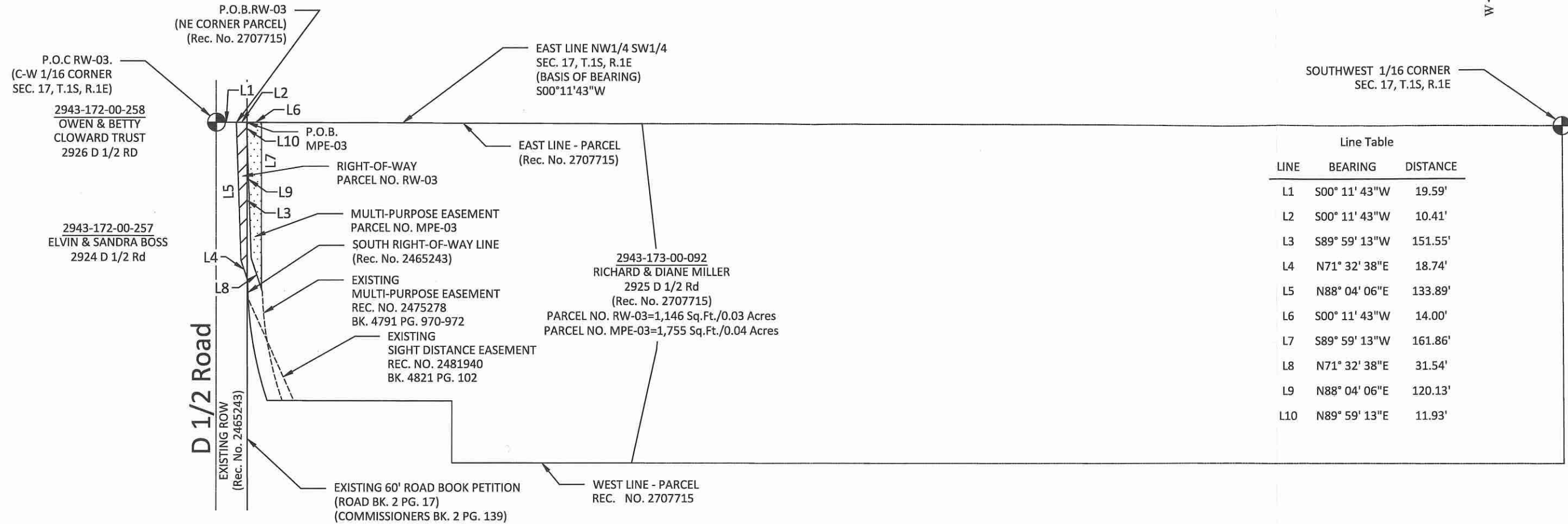
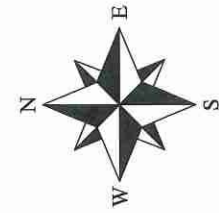
Said parcel of land CONTAINING 1,146 square feet or 0.03 acres, more or less, as described.

Authored by: C. Scott Bishop, PLS #38690
Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
Pleasant Grove, UT 84062



EXHIBIT B

Portion of 2943-173-00-092
 Located in a part of the
 E1/2 E1/2 NW1/4 SW1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

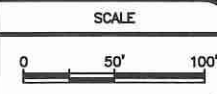
LINE	BEARING	DISTANCE
L1	S00° 11' 43"W	19.59'
L2	S00° 11' 43"W	10.41'
L3	S89° 59' 13"W	151.55'
L4	N71° 32' 38"E	18.74'
L5	N88° 04' 06"E	133.89'
L6	S00° 11' 43"W	14.00'
L7	S89° 59' 13"W	161.86'
L8	N71° 32' 38"E	31.54'
L9	N88° 04' 06"E	120.13'
L10	N89° 59' 13"E	11.93'

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: CT
 DATE: 9-17-2024
 REVIEWED BY: JT
 APPROVED BY: TT
 SCALE: 1"=100'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 3