

WARRANTY DEED

This Warranty Deed made this 13th day of December, 2024 by and between **John T. Moir, IV, Grantor**, who are the owners of a parcel of land located at 2929 D½ Road, Grand Junction, CO 81504 as recorded at Reception No. 1664161, 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. 2943-172-00-221

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.

The Grantors agree that this deed may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one warranty deed for all the interests of the Grantors in the property described above.

Executed and delivered this 13th day of December, 2024.

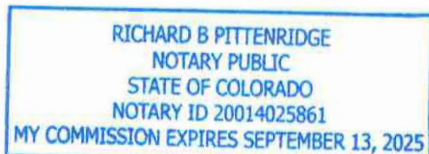


John T. Moir IV

State of COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 13th day of December, 2024, by **John T. Moir, IV**.

Witness my hand and official seal.





Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2943-172-00-221

RIGHT-OF-WAY PARCEL NO. RW-04

A parcel of land being a portion of an entire tract as described in Reception Number 2731683 located in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) 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 south line of said SE1/4 NW1/4 bears N.89°59'39"E. with all other bearings contained herein being relative thereto; thence along the south line of said SE1/4 NW1/4, N.89°59'39"E. a distance of 92.50 feet; thence N.00°00'49"W. a distance of 30.00 feet to the southwest corner of said entire tract and the Point of Beginning.

Thence along the west line of said entire tract, N.00°00'49"W. a distance of 10.00 feet; thence N.89°59'39"E. a distance of 237.87 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°00'15"E. a distance of 10.00 feet to the southeast corner of said entire tract; thence along the south line of said entire tract, S.89°59'39"W. a distance of 237.87 feet to the POINT OF BEGINNING.

Said parcel of land CONTAINING 2,378 square feet or 0.05 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 2943-172-00-221
 Located in a part of the
 SE1/4 NW1/4
 Section 17, T.1N, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

2943-172-50-006
 SUNSHINE DEVELOPMENT COMPANY
 2934 D 1/2 RD

EXISTING 60' ROAD BOOK PETITION
 (ROAD BK. 2 PG. 17)
 (COMMISSIONERS BK. 2 PG. 139)

2943-172-50-001
 L&J BEAGLEY FAMILY TRUST
 2932 D 1/2 RD

C 1/4 CORNER
 SEC. 17, T.1S, R.1E



SOUTH LINE NW 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°59'13"E

2943-172-00-220
 JOHN T MOIR IV

2943-172-00-221
 JOHN T MOIR IV
 2930 D 1/2 RD
 (Rec. No. 2731683)
 PARCEL NO. RW-04=2,378 Sq.Ft./0.05 Acres
 PARCEL NO. MPE-04=3,330 Sq.Ft./0.08 Acres

EAST LINE - PARCEL
 REC. NO. 2731683

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-04

RIGHT-OF-WAY
 PARCEL NO. RW-04

WEST LINE - PARCEL
 REC. NO. 2731683

1228.94'

EXISTING ROW
 (Rec. No. 1284338)

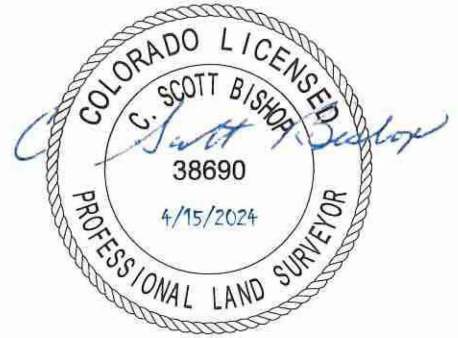
D 1/2 Road

92.50'

P.O.C RW-04.
 (C-W 1/16 CORNER
 SEC. 17, T.1S, R.1E)

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 00' 49"W	30.00'
L2	N00° 00' 49"W	10.00'
L3	S00° 00' 15"E	10.00'
L4	N00° 00' 49"W	14.00'
L5	S00° 00' 15"E	14.00'

N89° 59' 39"E 237.87'
 N89° 59' 39"E 237.87'
 S89° 59' 39"W 237.87'



ABBREVIATIONS

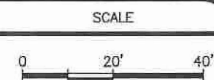
P.O.C.	Point Of Commencement	Rec.	Reception
P.O.B.	Point Of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

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: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=40'

2943-172-00-258
 OWEN & BETTY CLOWARD TRUST
 2926 D 1/2 Rd
 (Rec. No. 2146912)

P.O.B.
 MPE-04
 P.O.B. RW-04
 (SW CORNER PARCEL)
 (Rec. No. 2731683)



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 4