

CORRECTION WARRANTY DEED

This Correction Warranty Deed made this 14th day of April, 2025 by and between **Dennis E. South & Monika M. South, Grantors**, whose address is 2952 D 1/2 Road, Grand Junction, CO 81504, to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501.

The Grantors conveyed to the Grantee the property described below, which is located in Mesa County, Colorado, by Warranty Deed dated February 20, 2025, which was recorded in the records of the Mesa County Clerk and Recorder on February 21, 2025, with Reception No. 3117946 (the "Original Deed").

The Grantors and the Grantee have since discovered that the legal description of the property had errors. The original description failed to account for some of the additional land owned by Grantors due to a Boundary Agreement with Silver Pointe Oz, LLC dated June 8, 2023, and recorded in the records of the Mesa County Clerk and Recorder on August 24, 2023, at Reception #3072473. Grantors and Grantee agree, as evidenced by their signatures below, that the legal description 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 February 20, 2025, which is the date of the execution and delivery of the Original Deed which is hereby replaced with this Correction Warranty Deed.

The Grantors, for the consideration recited in the Original Deed of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, hereby grant and regrant, convey and reconvey, sell and resell and confirm to the Grantee, its successors and assigns forever all right, title and interest in fee simple the following described parcels of land for Public Road and Utilities Right-of-Way purposes, to wit:

RW-09A – Containing 2,312 square feet (0.05 acres) and more particularly described on **Exhibit A** and **Exhibit C** 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.

And

RW-09B – Containing 2,911 square feet (0.07 acres) and more particularly described on **Exhibit B** and **Exhibit C** 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 Parcels being a part of Mesa County Assessor Parcel No. 2943-171-00-232 located at 2952 D 1/2 Road, Grand Junction, CO 81504.

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

EXHIBIT A
LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09A

A parcel of land being a portion of the tract of land as described in Reception Number 2225344, and subject to that BOUNDARY LINE AGREEMENT as described in Reception Number 3072473, located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N 89°58'57" W with all other bearings contained herein being relative thereto; said point also being the True Point of Beginning;

Thence along the west line of said entire tract, N 00°11'14" W a distance of 17.86 feet to north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, N 89°56'59" E a distance of 128.80 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S 00°49'05" E a distance of 18.01 feet to a point in the south line of said SW1/4 NE1/4; thence along the south line of said SW1/4 NE1/4, N 89°58'57" W a distance of 129.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,312 square feet or 0.05 acres, more or less, as described.

Authored by: Ted T. Taggart, PLS #37075
Wasatch Surveying Associates
288 Vista Valley Dr
Fruita, CO, 81521



EXHIBIT B

LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09B

A parcel of land being a portion of the tract of land as described in Reception Number 2225344, and subject to that BOUNDARY LINE AGREEMENT as described in Reception Number 3072473, located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N 89°58'57" W with all other bearings contained herein being relative thereto; thence along the west line of said SW1/4 NE1/4 and the west line of said entire tract, N 00°11'14" W a distance of 17.86 feet to a point in the north edge of the open, used and historic Right-of-Way for D 1/2 Road and the Point of Beginning.

Thence along the west line of said entire tract, N 00°11'14" W a distance of 12.14 feet; thence along the west line of said entire tract, S 89°59'39" W a distance of 7.24 feet; thence along the west line of said entire tract, N 00°05'13" E a distance of 10.00 feet; thence S 89°58'57" E a distance of 135.75 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S 00°49'05" E a distance of 21.99 feet to the said north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, S 89°56'59" W a distance of 128.80 feet to the Point of Beginning.

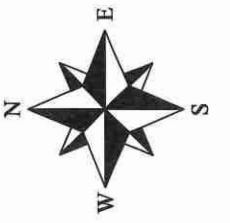
Said parcel of land CONTAINING 2,911 square feet or 0.07 acres, more or less, as described.

Authored by: Ted T. Taggart, PLS #37075
Wasatch Surveying Associates
288 Vista Valley Dr
Fruita, CO, 81521



EXHIBIT C

Portion of 2943-171-00-232
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-233
 BETTY A SOUTH LIVING TRUST
 2952 1/2 D 1/2 Rd

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

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°58'57"W

EAST LINE - PARCEL
 REC. NO. 2225344

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 11' 14"W	17.86'
L2	S00° 49' 05"E	18.01'
L3	N00° 11' 14"W	12.14'
L4	S89° 59' 39"W	7.24'
L5	N00° 05' 13"E	10.00'
L6	S00° 49' 05"E	21.99'
L7	S00° 49' 05"E	14.00'
L8	N00° 05' 13"E	14.00'

2943-171-00-232
 DENNIS E & MONIKA M SOUTH
 2952 D1/2 RD
 (Rec. No. 2225344 Subject to
 Boundary Line Agreement Rec. No. 3072473)
 PARCEL NO. RW-09A=2,312 Sq.Ft./0.05 Acres
 PARCEL NO. RW-09B=2,911 Sq.Ft./0.07 Acres
 PARCEL NO. MPE-09=1,899 Sq.Ft./0.04 Acres

WEST LINE - PARCEL
 REC. NO. 2225344
 SUBJECT TO BOUNDARY LINE
 AGREEMENT REC. NO. 3072473

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-09

P.O.B.
 MPE-09

P.O.B.
 RW-09B

D 1/2 Road
 EXISTING 30' ROW
 (Rec. No. 1185341)

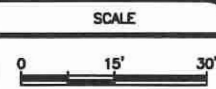
P.O.C. RW-09A
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

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: 3-28-25
 REVIEWED BY: JT
 APPROVED BY: TT
 SCALE: 1"=30'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 9

WARRANTY DEED

This Warranty Deed made this 20th day of February, 2025 by and between **Dennis E. South & Monika M. South, Grantors**, who are the owners of a parcel of land located at 2952 D 1/2 Road, Grand Junction, CO 81504 as recorded at Reception No. 2225344, 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:

RW-09A – Containing 2,312 square feet (0.05 acres) and more particularly described on **Exhibit "A"** and **Exhibit "C"** 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.

RW-09B – Containing 2,840 square feet (0.07 acres) and more particularly described on **Exhibit "B"** and **Exhibit "C"** 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. 2943-171-00-232

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 20th day of February, 2025

Dennis E. South
Dennis E. South

Monika M. South
Monika M. South

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 20th day of February, 2025 by Dennis E. South & Monika M. South.

My commission expires May 14, 2027
Witness my hand and official seal.

[Signature]
Notary Public

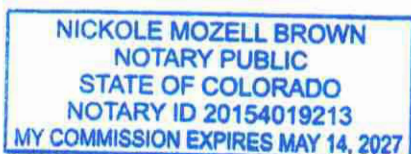


EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-232

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A parcel of land being a portion of the tract of land as described in Reception Number 2225344 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 17, and assuming the south line of said SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; said point also being the True Point of Beginning;

Thence along the west line of said entire tract, N.00°11'14"W. a distance of 17.86 feet to north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, N.89°56'59"E. a distance of 128.80 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°49'05"E. a distance of 18.01 feet to a point in the South line of said SW1/4 NE1/4; thence along the south line of said SW1/4 NE1/4, N.89°58'57"W. a distance of 129.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,312 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

LEGAL DESCRIPTION

2943-171-00-232

RIGHT-OF-WAY PARCEL NO. RW-09B

A parcel of land being a portion of the tract of land as described in Reception Number 2225344 located in the Southwest Quarter of the Northeast Quarter (SW1/4 NE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

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Thence N.00°11'14"W. along the west line of said entire tract, a distance of 22.14 feet; thence S.89°58'57"E. a distance of 128.56 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°49'05"E. a distance of 21.99 feet to the north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, S.89°56'59"W. a distance of 128.80 feet to the Point of Beginning.

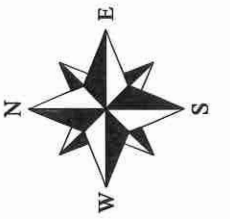
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Survey Manager, Horrocks
2161 W. Grove Parkway Suite #100
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EXHIBIT C

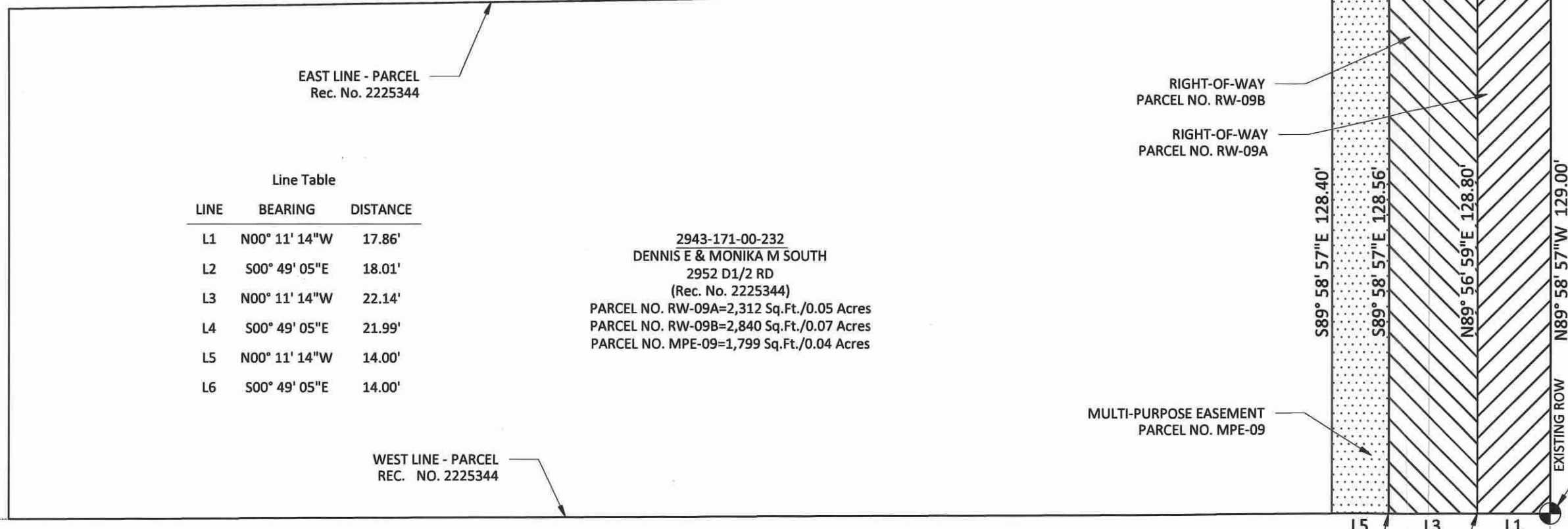
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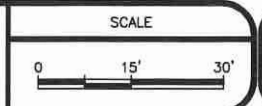
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 2952 D1/2 RD
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 PARCEL NO. MPE-09=1,799 Sq.Ft./0.04 Acres

2943-172-00-066
 SILVER POINTE OZ LLC
 2946 D 1/2 Rd

- 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

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DRAWN BY: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 9