

## SPECIAL WARRANTY DEED

This Special Warranty Deed made this 2 day of December, 2024 by and between **SILVER POINTE OZ, LLC, a Colorado Limited Liability Company, Grantor**, recorded at Reception No. 3001019, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten 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 Roadway purposes, to wit:

Parcel **RW-08A** Containing 5,762 Square feet, more or less, as described and depicted in **Exhibit "A"** and attached hereto and incorporated herein by reference, and

Parcel **RW-08B** Containing 7,451 square feet, more or less, as described and depicted in **Exhibit "B"** attached hereto and incorporated herein by reference.

Parcels RW-08A and RW-08B are both depicted on graphic illustration **Exhibit "C"**.

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 claiming the whole or any part thereof, by, through or under Grantor, subject to statutory exceptions.

Executed and delivered this 2 day of Dec, 2024.


**Silver Pointe Oz, LLC**  
**a Colorado Limited Liability Company**

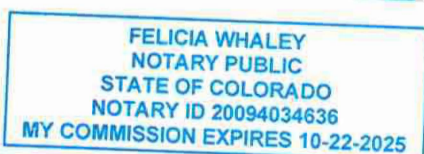
By:   
Name: Brian Stahl  
Title: Managing Member

State of Colorado )  
County of Larimer )ss  
)

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of December, 2024 by Brian Stahl as Managing Member for Silver Pointe OZ, LLC, a Colorado Limited Liability Company.

My commission expires 10/22/2025.  
Witness my hand and official seal.





# Exhibit A

## LEGAL DESCRIPTION

2943-172-00-066

RIGHT-OF-WAY PARCEL NO. RW-08A

A parcel of land being a portion of an entire tract of land as described in Reception Number 3001019 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, 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 SE1/4 NW1/4 bears S.89°59'39"W. with all other bearings contained herein being relative thereto; said point being also the Point of Beginning;

Thence along the south line of the SE1/4 NW1/4, S.89°59'39"W. a distance of 330.33 feet to the southwest corner of said entire tract, thence along the west line of said entire tract, N.00°12'19"W. a distance of 17.03 feet to a point in the north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, N.89°51'03"E. a distance of 330.33 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°11'14"E. a distance of 17.86 feet to the Point of Beginning.

Said parcel of land CONTAINING 5,762 square feet or 0.13 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

2943-172-00-066

RIGHT-OF-WAY PARCEL NO. RW-08B

A parcel of land being a portion of the tract of land as described in Reception Number 3001019 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, 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 SE1/4 NW1/4 bears S.89°59'39"W. with all other bearings contained herein being relative thereto; thence 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 1/2 Road and the Point of Beginning.

Thence along said north edge, S.89°51'03"W. a distance of 330.33 feet to a point in the west line of said entire tract; thence along the west line of said entire tract, N.00°12'19"W. a distance of 22.97 feet; thence N.89°59'39"E. a distance of 330.33 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°11'14"E. a distance of 22.14 feet to the Point of Beginning.

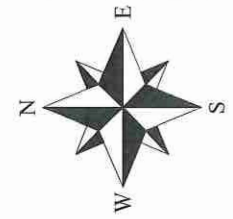
Said parcel of land CONTAINING 7,451 square feet or 0.17 acres, more or less, as described.

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



# Exhibit C

Portion of 2943-172-00-066  
 Located in a part of the  
 SE1/4 NW1/4  
 Section 17, T.1S, R.1E  
 Ute Meridian, City of Grand Junction  
 Mesa County, Colorado



2943-171-00-150  
 AVEDIS REVOCABLE LIVING TRUST  
 2954 D 1/2 Rd

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

2943-171-00-232  
 DENNIS & MONIKA SOUTH  
 2952 D 1/2 Rd

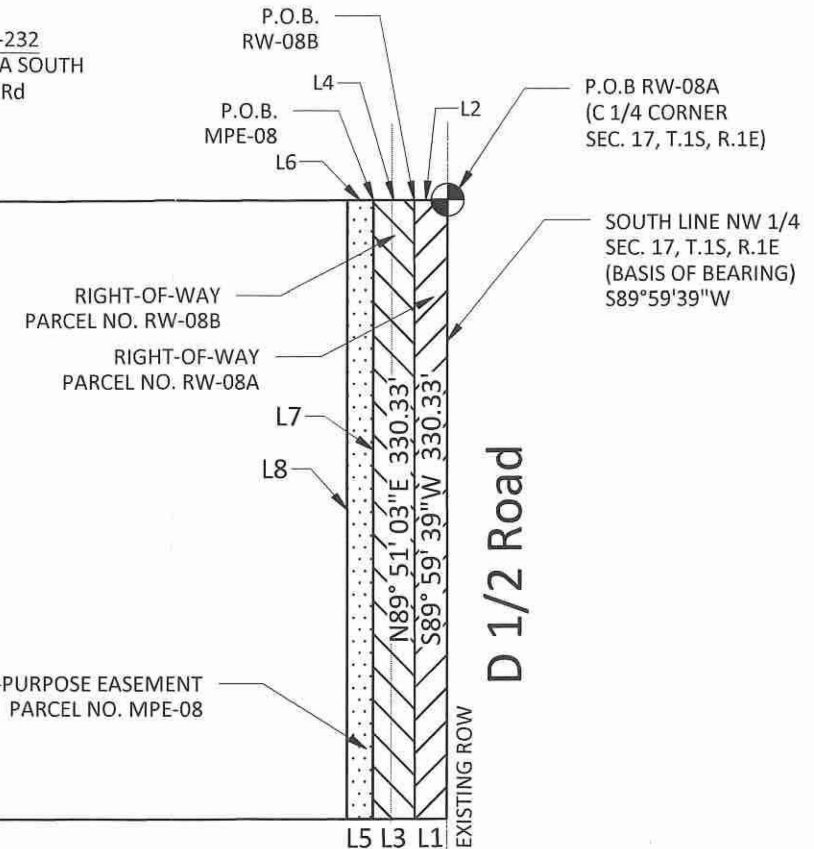
2943-172-00-066  
 SILVER POINT OZ LLC  
 2950 D 1/2 Rd  
 (Rec. No. 3001019)  
 PARCEL NO. RW-08A=5,762 Sq.Ft./0.13 Acres  
 PARCEL NO. RW-08B=7,451 Sq.Ft./0.17 Acres  
 PARCEL NO. MPE-08=4,625 Sq.Ft./0.11 Acres

2943-172-00-056  
 JAMES REAVES, RAMONA SWALINSKI &  
 ROSEANNA JENNINGS  
 2944 D 1/2 Rd

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 12' 19"W	17.03'
L2	S00° 11' 14"E	17.86'
L3	N00° 12' 19"W	22.97'
L4	S00° 11' 14"E	22.14'
L5	N00° 12' 19"W	14.00'
L6	S00° 11' 14"E	14.00'
L7	S89° 59' 39"W	330.33'
L8	S89° 59' 39"W	330.33'

EAST LINE - PARCEL  
 Rec. No. 3001019

WEST LINE - PARCEL  
 REC. NO. 3001019

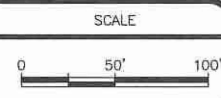


**ABBREVIATIONS**

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"=100'



**ENGINEERING &  
 TRANSPORTATION**  
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD  
 EXHIBIT PARCEL 8

**STATEMENT OF AUTHORITY**  
**(§38-30-172, C.R.S.)**

1. This Statement of Authority relates to an entity<sup>1</sup> named Silver Pointe OZ, LLC  
2. The entity is a:

- |  |   |
|--|---|
| <input type="checkbox"/> Corporation                           | <input checked="" type="checkbox"/> Limited Liability Company             |
| <input type="checkbox"/> Non-Profit Corporation                | <input type="checkbox"/> General Partnership                              |
| <input type="checkbox"/> Trust                                 | <input type="checkbox"/> Limited Partnership                              |
| <input type="checkbox"/> Business Trust                        | <input type="checkbox"/> Registered Limited Liability Partnership         |
| <input type="checkbox"/> Governmental Subdivision or Agency    | <input type="checkbox"/> Registered Limited Liability Limited Partnership |
| <input type="checkbox"/> Unincorporated Non-Profit Association | <input type="checkbox"/> Limited Partnership Association                  |
| <input type="checkbox"/> Other please explain: _____           |   |

3. The entity was formed under the laws of the State of Colorado.

4. The mailing address for the entity is 1716 Liden Way  
Fort Collins, CO 80524

5. The name(s) and position(s) of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is (\*All Signatures are Required\*)

- Brian Stahl Managing Member  
Name Title
- \_\_\_\_\_  
Name Title

6. *OPTIONAL*<sup>3</sup> The authority of the foregoing person(s) to bind the entity  is limited  is not limited as follows: \_\_\_\_\_.

7. *OPTIONAL* Other matters concerning the manner in which the entity deals with its interest(s) in real property: \_\_\_\_\_.

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.<sup>3</sup>

9. The Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 2<sup>nd</sup> day of December, 2024.

Entity:  
Silver Pointe Oz, LLC,  
a Colorado limited liability company


By:   
Brian Stahl, Managing Member

STATE OF COLORADO     )  
  )ss.  
COUNTY OF LAIRIMER    )

The forgoing instrument was acknowledged before me this 2<sup>nd</sup> day of December, 2024, by Brian Stahl as Managing Member of Silver Pointe OZ, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10/22/2025

  
\_\_\_\_\_  
Notary Public

