



WARRANTY DEED

370 F04867-23

This Warranty Deed made this 19th day of December, 2024 by and between **Betty A. South Living Trust, Grantor**, who is the owner of a parcel of land located at 2952 1/2 D 1/2 Road, Grand Junction, CO 81504 as recorded at Reception No. 3031041, 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-10A – Containing 541 square feet (0.01 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-10B – Containing 659 square feet (0.02 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. 2943-171-00-233

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 19th day of December, 2024

Betty A. South Living Trust

By: Betty A. South

Name: BETTY A. SOUTH

Title: TRUSTEE

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 19th day of December, 2024 by BETTY A. SOUTH as TRUSTEE of the Betty A. South Living Trust.

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

Nickole Mozell Brown
Notary Public

NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019213
MY COMMISSION EXPIRES MAY 14, 2027

RTN TO: FNT 1755 TELSTAR DR. #100
COV SP6S Co 80920

EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-233

RIGHT-OF-WAY PARCEL NO. RW-10A

A parcel of land being a portion of an entire tract of land as described in Reception Number 3025460 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 S.89°58'57"E. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, S.89°58'57"E. a distance of 129.00 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°49'05"W. a distance of 18.01 feet to the north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, N.89°58'15"E. a distance of 30.00 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 18.04 feet to the southeast corner of said entire tract; thence along the south line of said entire tract, N.89°58'57"W. a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 541 square feet or 0.01 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

2943-171-00-233

RIGHT-OF-WAY PARCEL NO. RW-10B

A parcel of land being a portion of an entire tract of land as described in Reception Number 3025460 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 S.89°58'57"E. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, S.89°58'57"E. a distance of 129.00 feet to the southwest corner of said entire tract; thence along the west line of said entire tract, N.00°49'05"W. a distance of 18.01 feet to the north edge of the open, used and historic Right-of-Way for D ½ Road and the Point of Beginning.

Thence along the west line of said entire tract, N.00°49'05"W. a distance of 21.99 feet, thence S.89°58'57"E. a distance of 30.00 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 21.97 feet to the said north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, S.89°58'15"W. a distance of 30.00 feet to the Point of Beginning.

Said parcel of land CONTAINING 659 square feet or 0.02 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

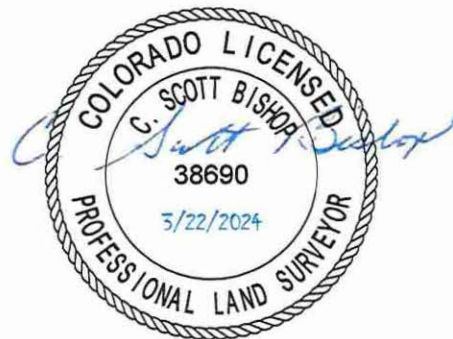
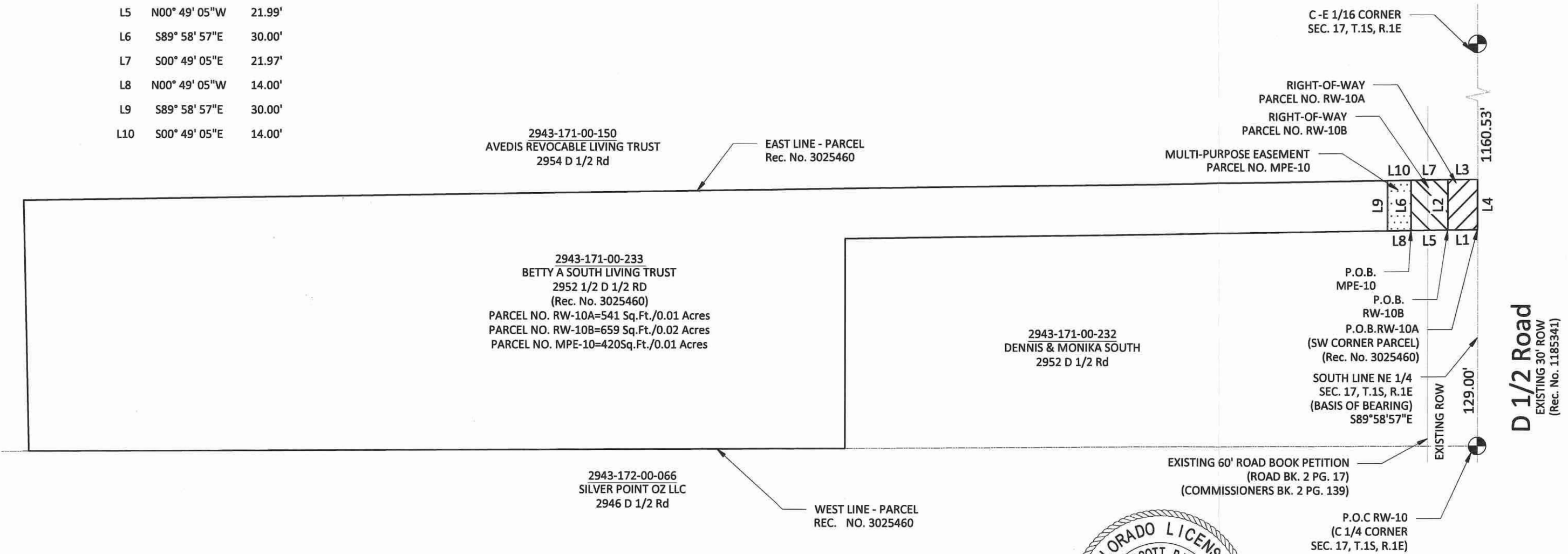
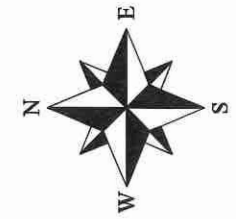


EXHIBIT C

Portion of 2943-171-00-233
 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

Line Table

LINE	BEARING	DISTANCE
L1	N00° 49' 05"W	18.01'
L2	N89° 58' 15"E	30.00'
L3	S00° 49' 05"E	18.04'
L4	N89° 58' 57"W	30.00'
L5	N00° 49' 05"W	21.99'
L6	S89° 58' 57"E	30.00'
L7	S00° 49' 05"E	21.97'
L8	N00° 49' 05"W	14.00'
L9	S89° 58' 57"E	30.00'
L10	S00° 49' 05"E	14.00'

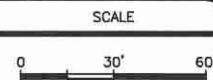
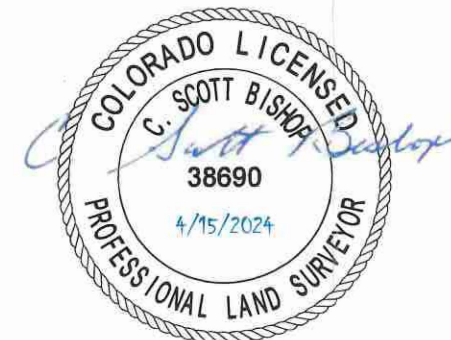


ABBREVIATIONS

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"=60'



**ENGINEERING &
 TRANSPORTATION**
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 10