

WARRANTY DEED

This Warranty Deed made this 6 day of JAN., 2025 by and between **Avedis Revocable Living Trust dated December 6, 2018, Grantor**, who is the owner of a parcel of land located at 2954 D 1/2 Road, Grand Junction, CO 81504 as recorded at Reception No. 2866259, 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-11A – Containing 3,067 square feet (0.07 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-11B – Containing 3,777 square feet (0.09 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. 2943-171-00-150

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 6 day of JAN., 2025

Avedis Revocable Living Trust dated December 6, 2018

By: [Signature]

Name: WASKEN AJARIAN

Title: Trustee

State of Nevada)
County of Humboldt)ss

The foregoing instrument was acknowledged before me this 6th day of January, 2025, by Wasken J. Ajarian as Trustee of the Avedis Revocable Living Trust dated December 6, 2018.

My commission expires 10/03/2026.
Witness my hand and official seal.

[Signature]
Notary Public

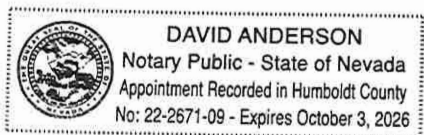


EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-150

RIGHT-OF-WAY PARCEL NO. RW-11A

A parcel of land being a portion of the tract of land as described in Reception Number 2604903 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 from said point of commencement, S.89°58'57"E. along the south line of said SW1/4 NE1/4 a distance of 159.00 feet to 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 18.04 feet to north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, S.89°55'02"E. a distance of 171.07 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'37"E. a distance of 17.84 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 170.87 feet to the Point of Beginning.

Said parcel of land CONTAINING 3,067 square feet or 0.07 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

2943-171-00-150

RIGHT-OF-WAY PARCEL NO. RW-11B

A parcel of land being a portion of the tract of land as described in Reception Number 2604903 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 from said point of commencement, S.89°58'57"E. along the south line of said SW1/4 NE1/4 a distance of 159.00 feet to southwest corner of said entire tract; thence N.00°49'05"W. along the West line of said entire tract, 18.04 feet to the Point of Beginning;

Thence along the west line of said entire tract, N.00°49'05"W. a distance of 21.97 feet; thence S.89°58'57"E. a distance of 171.32 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'37"E. a distance of 22.16 feet to north edge of the open, used and historic Right-of-Way for D 1/2 Road; thence along said north edge, N.89°55'02"W. a distance 171.07 feet to the Point of Beginning.

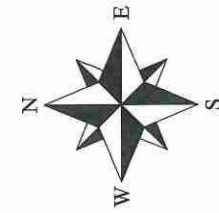
Said parcel of land CONTAINING 3,777 square feet or 0.09 acres, more or less, as described.

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



EXHIBIT C

Portion of 2943-171-00-150
 Located in a part of the
 W1/2 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



2943-171-00-237
 AMERICAN ESTATE & TRUST LC FBO
 JOHN A NELSON IRA
 2956 D 1/2 RD

EAST LINE - PARCEL
 Rec. No. 2604903

C-E 1/16 CORNER
 SEC. 17, T.1S, R.1E

989.65'

Line Table		
LINE	BEARING	DISTANCE
L1	N00° 49' 05"W	18.04'
L2	S89° 55' 02"E	171.07'
L3	S00° 10' 37"E	17.84'
L4	N00° 49' 05"W	21.96'
L5	S89° 58' 57"E	171.32'
L6	S00° 10' 37"E	22.16'
L7	N00° 49' 05"W	14.00'
L8	S89° 58' 57"E	171.47'
L9	S00° 10' 37"E	14.00'

2943-171-00-150
 AVEDIS REVOCABLE LIVING TRUST
 2954 D 1/2 RD
 (Rec. No. 2604903)
 PARCEL NO. RW-11A=3,067 Sq.Ft./0.07 Acres
 PARCEL NO. RW-11B=3,777 Sq.Ft./0.09 Acres
 PARCEL NO. MPE-11=2,400 Sq.Ft./0.06 Acres

RIGHT-OF-WAY
 PARCEL NO. RW-11A
 RIGHT-OF-WAY
 PARCEL NO. RW-11B
 MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-11
 P.O.B.
 MPE-11

L9 L6 L3

L5

L8

L2

L7 L4

L1

P.O.B.
 RW-11B

P.O.B.
 RW-11A
 (SW CORNER PARCEL)
 (Rec. No. 2604903)

159.00'

EXISTING ROW
 (Rec. No. 1185341)

P.O.C RW-11
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 S89°58'57"E

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

P.O.C RW-11
 (C 1/4 CORNER
 SEC. 17, T.1S, R.1E)

D 1/2 Road

WEST LINE - PARCEL
 REC. NO. 2604903

2943-172-00-066
 SILVER POINTE OZ LLC

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

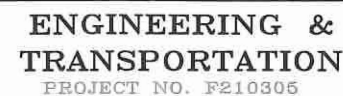
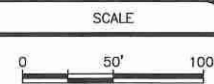
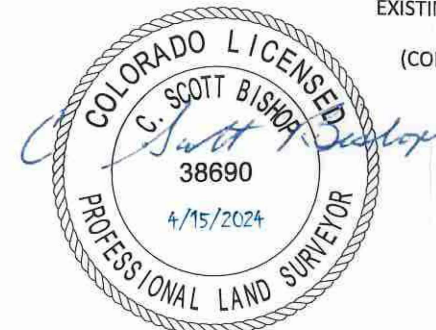
2943-171-00-232
 DENNIS & MONIKA SOUTH
 2952 D 1/2 Rd

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'



D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 11