

WARRANTY DEED

This Warranty Deed made this 10th day of December, 2024 by and between **American Estate and Trust, LC FBO John A. Nelson IRA**, who is the owner of a parcel of land located at 2956 D 1/2 Road, Grand Junction, CO 81504 as recorded at Reception No. 2708730, 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. 2943-171-00-237

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 10th day of December, 2024.

American Estate and Trust, LC FBO John A. Nelson IRA

By: [Signature]

Name: Brent Hayashida

Title: Trust Officer

State of Nevada)
County of Clark) ss.

The foregoing instrument was acknowledged before me this 10th day of Dec, 2024, by Brent Hayashida as Trust officer of American Estate and Trust, LC FBO John A. Nelson IRA.

Witness my hand and official seal.

My Commission Expires: 8-13-2028

[Signature]
Notary Public

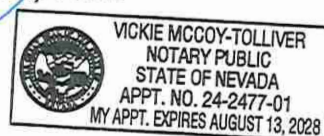


EXHIBIT A

LEGAL DESCRIPTION

2943-171-00-237

RIGHT-OF-WAY PARCEL NO. RW-12

A parcel of land being a portion of an entire tract of land as described in Reception Number 2708730 located in the West Half of the West Half of the Northeast Quarter (W1/2 W1/2 NE1/4) 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 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 329.87 feet; thence N.00°10'37"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°10'37"W. a distance of 10.00 feet; thence S.89°58'57"E. a distance of 50.00 feet to a point in the east line of said entire tract; thence along the east line of said entire tract, S.00°10'52"E. a distance of 10.00 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 50.00 feet to the Point of Beginning.

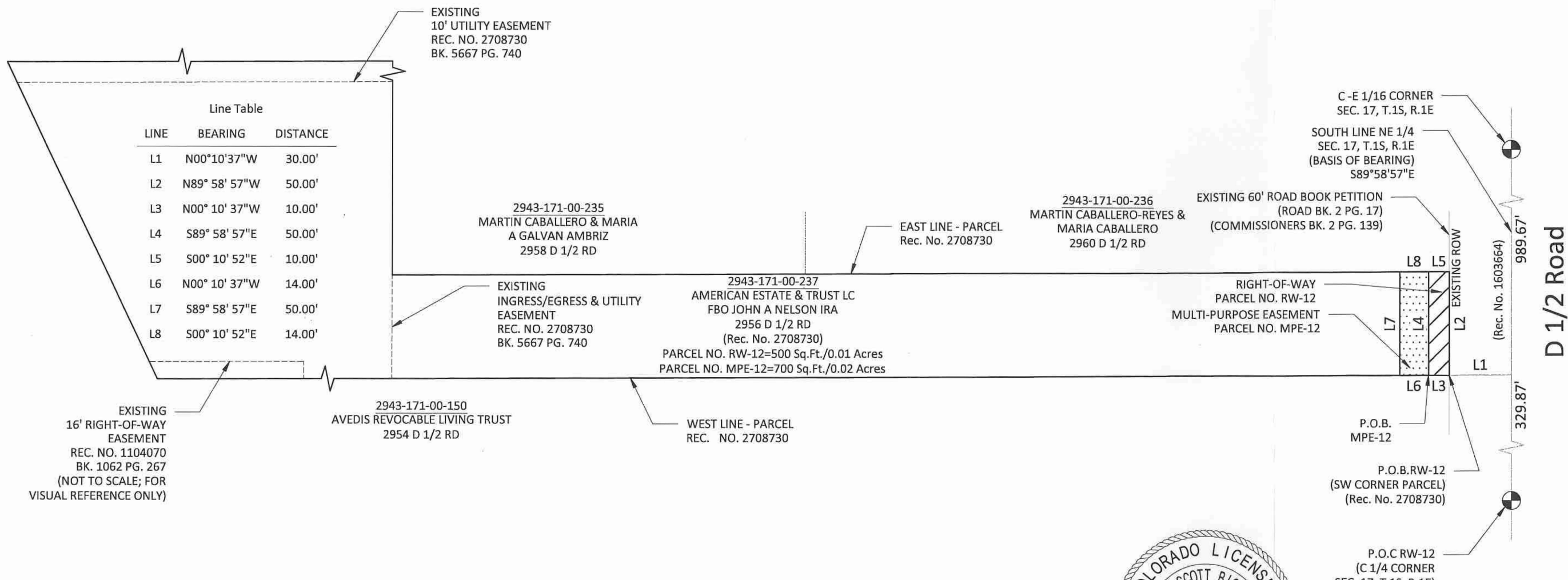
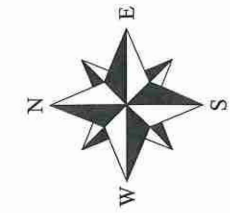
Said parcel of land CONTAINING 500 square feet or 0.01 acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-171-00-237
 Located in a part of the
 W1/2 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

LINE	BEARING	DISTANCE
L1	N00°10'37"W	30.00'
L2	N89° 58' 57"W	50.00'
L3	N00° 10' 37"W	10.00'
L4	S89° 58' 57"E	50.00'
L5	S00° 10' 52"E	10.00'
L6	N00° 10' 37"W	14.00'
L7	S89° 58' 57"E	50.00'
L8	S00° 10' 52"E	14.00'

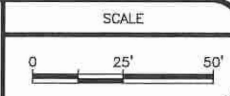
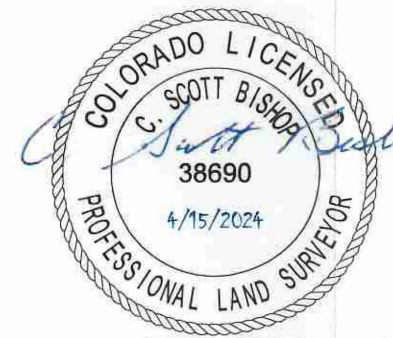
EXISTING
 16' RIGHT-OF-WAY
 EASEMENT
 REC. NO. 1104070
 BK. 1062 PG. 267
 (NOT TO SCALE; FOR
 VISUAL REFERENCE ONLY)

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"=50'



D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 12