

### WARRANTY DEED

This Warranty Deed made this 20<sup>th</sup> day of February, 2025 by and between **Thomas R. Schaffer & Lisa D. Marye, Grantors**, who are the owners of a parcel of land located at 2980 D 1/2 Road Unit A, Grand Junction, CO 81504 as recorded at Reception No. 2673677, 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-17A – Containing 5,897 square feet (0.14 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-17B – Containing 9,950 square feet (0.23 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. 2943-171-00-143

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 20<sup>th</sup> day of February, 2025

[Signature]  
Thomas R. Schaffer

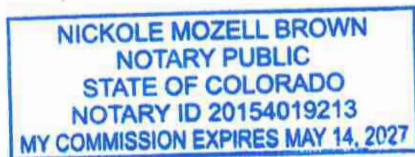
[Signature]  
Lisa D. Marye

State of Colorado )  
County of Mesa )ss

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of February, 2025 by Thomas R. Schaffer & Lisa D. Marye.

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

[Signature]  
Notary Public



# EXHIBIT A

## LEGAL DESCRIPTION

2943-171-00-143

RIGHT-OF-WAY PARCEL NO. RW-17A

A parcel of land being a portion of the tract of land as described in Reception Number 2673677 located in the Southeast Quarter of the Northeast Quarter (SE1/4 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:

Beginning at the C-E 1/16 corner of said Section 17, and assuming the South line of said SE1/4 NE1/4 bears S.89°59'22"E. with all other bearings contained herein being relative thereto;

Thence N.00°06'15"W. along the West line of said entire tract, a distance of 14.59 feet to the north edge of the open, used and historic Right-of-Way for D ½ Road; thence S.89°55'19"E. along said north edge, a distance of 341.02 feet; thence continuing N.82°09'18"E. along said north edge, a distance of 55.68 feet to the East line of said entire tract; thence S.00°06'00"E. along the East line of said entire tract, a distance of 21.79 feet to the Southeast Corner of said entire tract; thence N.89°59'22"W. along the South line of said entire tract, a distance of 396.19 feet to the Point of Beginning.

Said Parcel of Land CONTAINING 5897 Square Feet or 0.14 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

2943-171-00-143

RIGHT-OF-WAY PARCEL NO. RW-17B

A parcel of land being a portion of the tract of land as described in Reception Number 2673677 located in the Southeast Quarter of the Northeast Quarter (SE1/4 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-E 1/16 corner of said Section 17, and assuming the south line of said SE1/4 NE1/4 bears S.89°59'22"E. with all other bearings contained herein being relative thereto; thence along the west line of said entire tract, N.00°06'15"W. a distance of 14.59 feet to the north edge of the open, used and historic Right-of-Way for D ½ Road and the Point of Beginning.

Thence continuing along the west line of said entire tract, N.00°06'15"W. a distance of 25.41 feet; thence S.89°59'22"E. a distance of 396.19 feet to a point in the east line of said entire tract; thence S.00°06'00"E. along the east line of said parcel, a distance of 18.21 feet to the north edge of the open, used and historic Right-of-Way for D ½ Road; thence along said north edge, S.82°09'18"W. a distance of 55.68 feet; thence continuing along said north edge, N.89°55'19"W. a distance of 341.02 feet to the Point of Beginning.

Said Parcel of Land CONTAINING 9950 Square Feet or 0.23 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

