

WARRANTY DEED

This Warranty Deed made this 8 day of January, 2025 by and between **The Edward and Shirley Casto Family Trust dated July 24, 2013, Grantor**, who is the owner of a parcel of land located at 2968 D 1/2 Road, Grand Junction, CO 81504 as recorded at Reception No. 2675367, 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-21A – Containing 2,711 square feet (0.06 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-21B – Containing 2,205 square feet (0.05 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. 2943-171-00-261

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 8 day of January, 2025.

The Edward and Shirley Casto Family Trust dated July 24, 2013

Edward L. Casto

Edward L. Casto, Trustee of The Edward & Shirley Casto Family Trust Dated July 24, 2013

Trina L. Casto

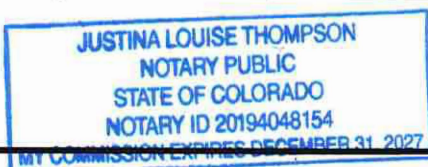
Trina L. Casto, Trustee of The Edward & Shirley Casto Family Trust Dated July 24, 2013

STATE OF Colorado)
)ss.
COUNTY OF Mesa)

The forgoing instrument was acknowledged before me this 8 day of January, 2025, by Edward Casto and Trina Casto as Trustees of The Edward and Shirley Casto Family Trust dated July 24, 2013.

Witness my hand and official seal.

My commission expires: 12-31-2027



Justina Louise Thompson
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

RIGHT-OF-WAY PARCEL NO. RW-21A

A parcel of land 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, 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 SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4 N.89°58'57"W. a distance of 329.81 feet to the Point of Beginning.

Thence continuing along said south line, N.89°58'57"W. a distance of 163.87 feet; thence N.00°06'15"W. a distance of 16.84 feet to a point in the north edge of the open, used and historic Right-of-Way of D ½ Road; thence along said north edge, S.89°46'19"E. a distance of 163.87 feet; thence S.00°06'15"E. a distance of 16.24 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,711 square feet or 0.06 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

RIGHT-OF-WAY PARCEL NO. RW-21B

A parcel of land 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, 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 SW1/4 NE1/4 bears N.89°58'57"W. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4 N.89°58'57"W. a distance of 329.81 feet; thence N.00°06'15"W. a distance of 16.24 feet to a point in the north edge of the open, used and historic Right-of Way of D ½ Road and the Point of Beginning.

Thence along said north edge, N.89°46'19"W. a distance of 163.87 feet; thence N.00°06'15"W. a distance of 13.16 feet to the southwest corner of an Existing Right-of-Way Parcel described in Reception Number 2272901; thence along the south line of said Existing Right-of-Way Parcel, S.89°58'57"E. a distance of 163.87 feet to the southeast corner of said Existing Right-of-Way Parcel; thence S.00°06'15"E. a distance of 13.76 feet to the Point of Beginning.

Said parcel of land CONTAINING 2,205 square feet or 0.05 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 2943-171-00-261
 Located in a part of the
 SW1/4 NE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado

2943-171-00-205
 MODESTO & ANDREW S GALVAN
 2970 D 1/2 RD

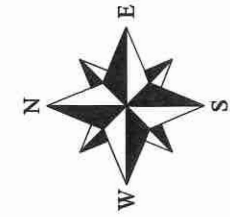
EAST LINE - PARCEL
 REC. NO. 2675367

P.O.C. RW-21
 (C-E 1/16 CORNER
 SEC. 17, T.1S, R.1E)

P.O.B.
 RW-21A

P.O.B.MPE-21
 (SE CORNER PARCEL)
 (Rec. No. 2675367)

P.O.B.
 RW-21B



SOUTH LINE NE 1/4
 SEC. 17, T.1S, R.1E
 (BASIS OF BEARING)
 N89°58'57"W

Line Table		
LINE	BEARING	DISTANCE
L1	S00° 06' 15"E	16.24'
L2	N00° 06' 15"W	16.84'
L3	S00° 06' 15"E	13.76'
L4	N00° 06' 15"W	13.16'
L5	S00° 06' 15"E	10.00'
L6	N00° 06' 15"W	10.00'
L7	S00° 06' 15"E	14.00'
L8	N00° 06' 15"W	14.00'

2943-171-00-261
 EDWARD & SHIRLEY CASTO FAMILY TRUST
 DATED JULY 24 2013
 2968 D 1/2 RD
 (Rec. No. 2675367)
 PARCEL NO. RW-21A=2,711 Sq.Ft./0.06 Acres
 PARCEL NO. RW-21B=2,205 Sq.Ft./0.05 Acres
 PARCEL NO. MPE-21=2,294 Sq.Ft./0.05 Acres

RIGHT-OF-WAY
 PARCEL NO. RW-21A

RIGHT-OF-WAY
 PARCEL NO. RW-21B

S89° 58' 57"E 163.87'

N89° 58' 57"W 163.87'

S89° 58' 57"E 163.87'

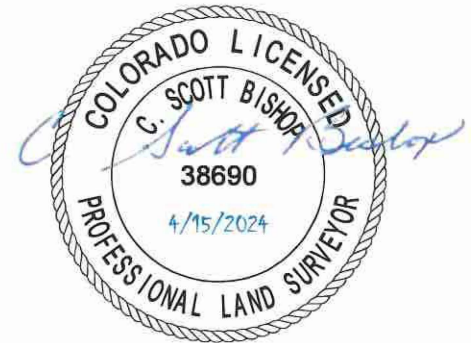
S89° 46' 19"E 163.87'

N89° 58' 57"W 163.87'

D 1/2 Road
 EXISTING 30' ROW
 (Rec. No. 2918337)

MULTI-PURPOSE EASEMENT
 PARCEL NO. MPE-21

EXISTING RIGHT-OF-WAY
 (Rec. No. 2272901)



WEST LINE - PARCEL
 REC. NO. 2675367

2943-171-00-071
 REMIJIO M & ERLINDA E GALVAN
 2964 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

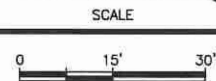
The sketch & description shown hereon have been derived from subdivision plats & deed descriptions as they appear in the office of the Mesa County Clerk & Recorder & monuments as shown. This sketch does not constitute a legal boundary survey, & is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: SMB
 DATE: 04-11-2024
 REVIEWED BY: BTL
 APPROVED BY: CSB
 SCALE: 1"=30'

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

989.72'

C 1/4 CORNER
 SEC. 17, T.1S, R.1E



ENGINEERING &
 TRANSPORTATION
 PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 21

