



WARRANTY DEED

This Warranty Deed made this 30th day of April, 2024 by and between **Applewood Lane, LLC, Grantor**, who is the owner of a parcel of land located at 651 25 Road, Grand Junction, CO 81505 as recorded at Reception No. 2790461, 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, has sold, granted and conveyed, and by these present does 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 parcels of land for Public Road and Utilities Right-of-Way purposes, to wit:

RW-37A – Containing 22,130 square feet (0.51 acres) and more particularly described on **Exhibit "A"** and **Exhibit "B"** 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-37B – Containing 2,192 square feet (0.05 acres) and more particularly described on **Exhibit "C"** and **Exhibit "D"** 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.

RM-37 – Containing 5,235 square feet (0.12 acres) and more particularly described on **Exhibit "E"** and **Exhibit "F"** 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 Parcels being a part of Mesa County Assessor Parcel No. 2945-041-00-034

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 Grantor hereby covenants that Grantor 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 30th day of April, 2024.

Applewood Lane, LLC

By: Michael Moran
Michael Moran, Manager

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of APRIL, 2024 by **Michael Moran** as **Manager** for the **Applewood Lane, LLC**.

My commission expires 12-01-2026.
Witness my hand and official seal.

Tommy Armenta
Notary Public

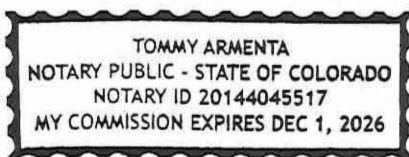


EXHIBIT A

LEGAL DESCRIPTION

2945-041-00-034

RIGHT-OF-WAY PARCEL NO. RW-37A

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 43.01 feet to a point on the East Line of said Parcel of land as described in Reception Number 2790461; thence N89°56'56"W, a distance of 12.75 feet to a point on the North line of Parcel RM-37 being the Point of Beginning; thence along the said North line the following four (4) courses 1) Northwesterly along the arc of a 530.00 foot radius curve concave Northeasterly, a distance of 46.17 feet thru a central angle of 04°59'27" whose chord bears N57°04'27"W a distance of 46.15 feet, 2) N54°34'44"W a distance of 16.37 feet, 3) S80°25'16" W a distance of 34.53 feet, 4) S35°25'16"W a distance of 63.41 feet to a point on the South line of said Parcel of land as described in Reception Number 2790461, thence along said South line N88°42'45"W, a distance of 86.98 feet; thence N35°25'16"E, a distance of 182.76 feet; thence Northeasterly along the arc of a 470.00 foot radius curve concave Northwesterly, a distance of 42.30 feet thru a central of angle of 05°09'25" whose chord bears N32°50'34"E, a distance of 42.29 feet to a point on the North line of said Parcel as described in Reception Number 2790461; thence along said North line N89°58'39"E, a distance of 81.43 feet to the Northwest Corner of Right-of-Way Parcel No. RW-37B; thence the following four (4) courses along the West line of said Right-of-Way Parcel No. RW-37B: 1)S00°00'32"E, a distance of 37.09 feet, 2) S00°16'11"W, a distance of 49.28 feet, 3) S00°26'16"W, a distance of 50.67 feet; 4) S00°21'15"E, a distance of 26.56 feet to the Point of Beginning.

Said Parcel of land CONTAINING 22,130 Square Feet or 0.51 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 244 North 7th Street
 Grand Junction, CO. 81501



N:\andropo\1\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 37\CAD\Parcel 37A Acquisition Docs.dwg - PLOTTED 2024-04-25

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	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

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: NCW/MJH
 DATE: 4-25-2024
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: N/A

Portion of 2945-041-00-034
 Located in a part of the SE1/4 NE1/4
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



ENGINEERING &
 TRANSPORTATION DEPARTMENT
 PROJECT NO. 207-F210306

EXHIBIT C

LEGAL DESCRIPTION

2945-041-00-034

RIGHT-OF-WAY PARCEL NO. RW-37B

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East 1/4 Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E along said East line, a distance of 17.13 feet to the Southeast Corner of said Parcel of land as described in Reception Number 2790461 and being the Point of Beginning; thence N88°42'45"W, a distance of 0.60 feet along the South line of said parcel as described in Reception Number 2790461, thence N17°35'39"W a distance of 24.22 feet; thence Northwesterly along the arc of a 530.00 foot radius curve concave northeasterly, a distance of 5.56 feet thru a central angle of 00°36'03" whose cord bears N59°52'12"W, a distance of 5.56 feet to the West edge of the open, used, and historic Right-of-Way for 25 Road; thence the following four (4) courses along said West edge:

1) N00°21'15"W, a distance of 26.56 feet, 2) N00°26'16"E, a distance of 50.67 feet, 3) N00°16'11"E, a distance of 49.28 feet, 4) N00°00'32"W, a distance of 37.09 feet to a point on the North line of said parcel of land as described in Reception Number 2790461; thence along said North line N89°58'39"E, a distance of 12.44 feet to the Northeast Corner of said Parcel as described in Reception Number 2790461 being a point on the East line of said SE1/4 NE1/4 of said Section 4; thence S00°03'04"W along said East line, a distance of 189.50 feet to the Point of Beginning.

Said Parcel of land CONTAINING **2,192** Square Feet or **0.05** Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
 City Surveyor - City of Grand Junction
 244 North 7th Street
 Grand Junction, CO. 81501



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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	F#	Filing Number
PSCO	Public Service Company of Of Colorado		

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.

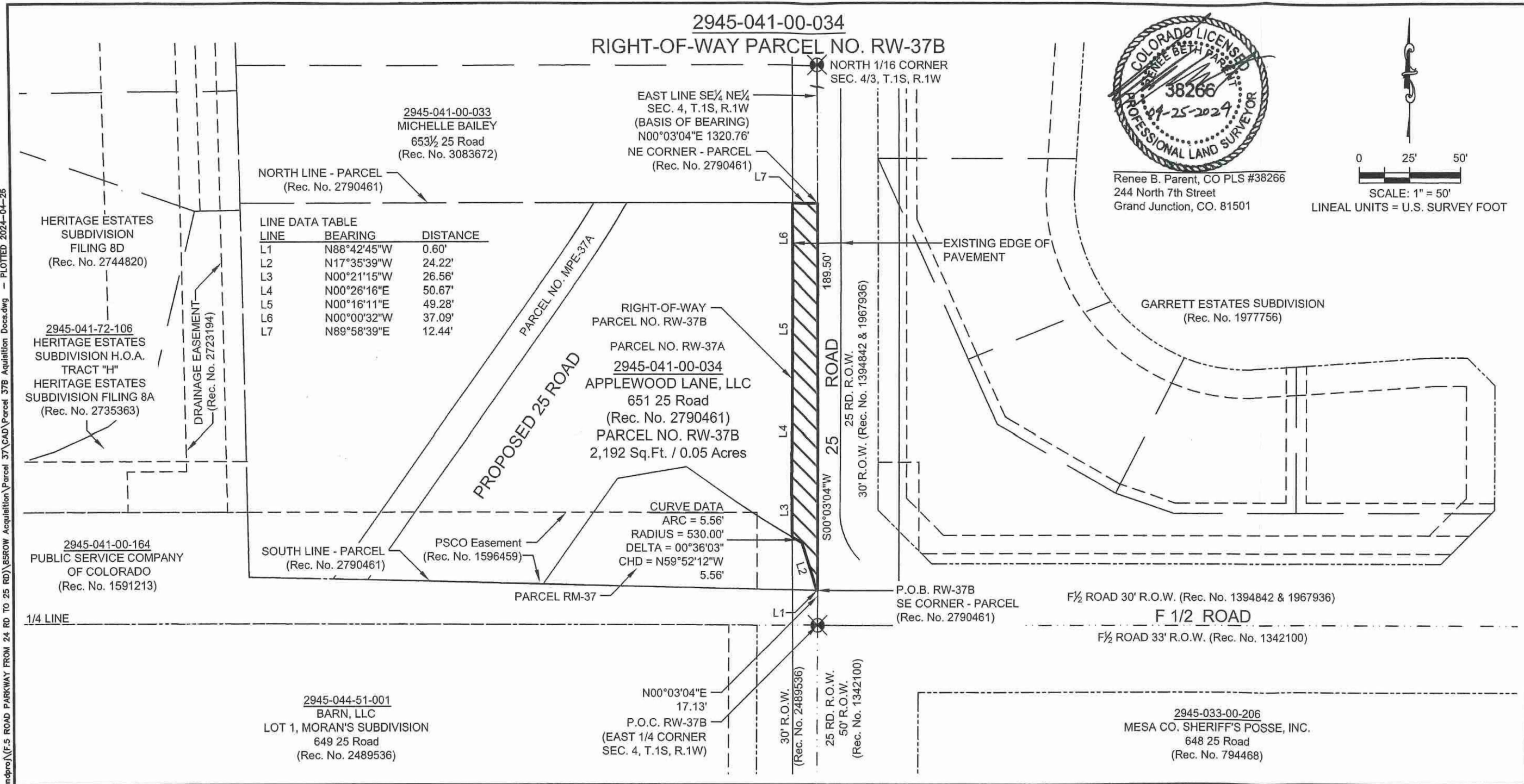
DRAWN BY: NCW/MJH
 DATE: 4-25-2024
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: N/A

Portion of 2945-041-00-034
 Located in a part of the SE¹/₄ NE¹/₄
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

CITY OF
Grand Junction
 COLORADO

ENGINEERING &
 TRANSPORTATION DEPARTMENT
 PROJECT NO. 207-F210306

EXHIBIT D



\\publicworks-wfa\vol_pw\p_data\landproc\F5.5 ROAD PARKWAY FROM 24 RD TO 25 RD\9590W Acquisition\Parcel 37\CAD\Parcel 37B Aquilition Docs.dwg - PLOTTED 2024-04-25

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	F# Filing Number
PSCO	Public Service Company of Colorado	

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DRAWN BY:	NCW/MJH
DATE:	4-25-2024
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	1" = 50'

Portion of 2945-041-00-034
Located in a part of the SE 1/4 NE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

EXHIBIT E

LEGAL DESCRIPTION
2945-041-00-034
REMAINDER PARCEL NO. RM-37

A Parcel of land being a portion of land described in Reception Number 2790461 located in the Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 4, Whence the North Sixteenth Corner of said Section 4 and 3 bears N00°03'04"E a distance of 1320.76 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, N00°03'04"E, a distance of 17.13 feet to the Southeast Corner of said Parcel of land as described in Reception Number 2790461; thence along the South line of said parcel N88°42'45"W, a distance of 0.60 feet to a point on the West line of Parcel RW-37B being the Point of Beginning; thence along the said West line N17°35'39"W, a distance of 24.22 feet; thence the following four (4) courses 1) Northwestery along the arc of a 530.00 foot radius curve concave Northeasterly, a distance of 51.72 feet thru a central angle of 05°35'30" whose chord bears N57°22'29"W a distance of 51.70 feet, 2) N54°34'44"W a distance of 16.37 feet, 3) S80°25'16"W a distance of 34.53 feet, 4) S35°25'16"W a distance of 63.41 feet to a point on said South line of the Parcel of land as described in Reception Number 2790461, thence along said South line S88°42'45"E, a distance of 135.04 feet to the Point of Beginning.

Said Parcel of land CONTAINING 5,235 Square Feet or 0.12 Acres, more or less, as described.

Authored by: Renee B. Parent, CO PLS #38266
City Surveyor - City of Grand Junction
244 North 7th Street
Grand Junction, CO. 81501



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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
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PSCO	Public Service Company of Of Colorado	

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DRAWN BY:	NCW/MJH
DATE:	4-25-2024
REVIEWED BY:	RBP
APPROVED BY:	BH
SCALE:	N/A

Portion of 2945-041-00-034
Located in a part of the SE¹/₄ NE¹/₄
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado

CITY OF
Grand Junction
COLORADO

ENGINEERING &
TRANSPORTATION DEPARTMENT
PROJECT NO. 207-F210306

#3096453

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

1. This Statement of Authority relates to an entity¹ named APPLEWOOD LANE, LLC

2. The entity is a:

- Corporation, Non-Profit Corporation, Trust, Business Trust, Governmental Subdivision or Agency, Unincorporated Non-Profit Association, Other, Limited Liability Company, General Partnership, Limited Partnership, Registered Limited Liability Partnership, Registered Limited Liability Limited Partnership, Limited Partnership Association

3. The entity was formed under the laws of the State of COLORADO.

4. The mailing address for the entity is 864 S. Haven Crest Court, Grand Junction, CO 81506

5. The name(s) and position(s) of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is (*All Signatures are Required*)

MICHAEL MORAN AS MANAGER OR PATRICIA MAHRE AS MANAGER

6. OPTIONAL³ The authority of the foregoing person(s) to bind the entity is limited is not limited as follows:

7. OPTIONAL Other matters concerning the manner in which the entity deals with its interest(s) in real property:

8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.³

9. The Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 30th day of April, 2024.

Entity: APPLEWOOD LANE, LLC

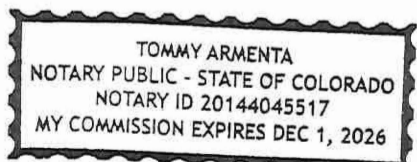
By: Michael Moran, Manager

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The forgoing instrument was acknowledged before me this 30 day of April, 2024, By Michael Moran as Manager of Applewood Lane, LLC.

Witness my hand and official seal.

My commission expires: 12-01-2026



Notary Public signature

STATEMENT OF AUTHORITY
(§38-30-172, C.R.S.)

- 1. This Statement of Authority relates to an entity named APPLEWOOD LANE, LLC
2. The entity is a:

- Corporation
Non-Profit Corporation
Trust
Business Trust
Governmental Subdivision or Agency
Unincorporated Non-Profit Association
Other please explain:
Limited Liability Company
General Partnership
Limited Partnership
Registered Limited Liability Partnership
Registered Limited Liability Limited Partnership
Limited Partnership Association

- 3. The entity was formed under the laws of the State of COLORADO.
4. The mailing address for the entity is 864 S. Haven Crest Court, Grand Junction, CO 81506
5. The name(s) and position(s) of each person authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity is (*All Signatures are Required*)

MICHAEL MORAN AS MANAGER OR PATRICIA MAHRE AS MANAGER

- 6. OPTIONAL The authority of the foregoing person(s) to bind the entity is limited is not limited as follows:
7. OPTIONAL Other matters concerning the manner in which the entity deals with its interest(s) in real property:
8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of §38-30-172, C.R.S.
9. The Statement of Authority amends and supersedes in all respects any and all prior dated Statements of Authority executed on behalf of the entity.

Executed this 30th day of April, 2024.

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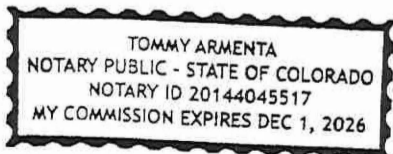
By: Michael Moran
Michael Moran, Manager

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The forgoing instrument was acknowledged before me this 30 day of April, 2024,
By Michael Moran as Manager of Applewood Lane, LLC.

Witness my hand and official seal.

My commission expires: 12-01-2026



Notary Public signature