

WARRANTY DEED

This Warranty Deed made this 26th day of February, 2026, by and between **Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Delaware Trustee of Saluda Grade Alternative Mortgage Trust 2023-FIG4 by Newrez LLC d/b/a Shellpoint Mortgage Servicing, its attorney in fact**, Grantor, who is the owner of a parcel of land located at 449 1/2 Florence Road, Grand Junction, CO 81504 as recorded at Reception No. 3146967, 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. 2943-174-15-001

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.

It is expressly understood that the granting of said easement over the designated parcel subject to the lien shall not in any way affect the lien of said Deed of Trust/Mortgage upon the remaining land thereby subject to the Deed of Trust/Mortgage.

Executed and delivered this 26th day of February, 2026.

Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Delaware Trustee of Saluda Grade Alternative Mortgage Trust 2023-FIG4 by Newrez LLC d/b/a Shellpoint Mortgage Servicing, its attorney in fact

BY: _____
Vice President

NAME: Janalynne Hedden

X
XX
Janalynne Hedden
Vice President

State of South Carolina)
)ss
County of Greenville)

The foregoing instrument was acknowledged before me this 26th day of February, 2026, by *X* _____ as *XX* _____ of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Delaware Trustee of Saluda Grade Alternative Mortgage Trust 2023-FIG4 by Newrez LLC d/b/a Shellpoint Mortgage Servicing, its attorney in fact.

Notary Public
Angie Fay Chapman

SEAL

ANGIE FAY CHAPMAN
Notary Public, State of South Carolina
My Commission Expires 3/22/2034

EXHIBIT A

LEGAL DESCRIPTION

2943-174-15-001

RIGHT-OF-WAY PARCEL NO. RW-24

A parcel of land being a portion of an entire tract of land as described in Reception Number 2971848 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) 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 S.89°59'22"E. with all other bearings contained herein being relative thereto; thence along the south line of said SW1/4 NE1/4, S.89°59'22"E. a distance of 529.87 feet; thence S.00°00'01"W. a distance of 30.00 feet to the northwest corner of said entire tract; thence along the north line of said entire tract, S.89°59'22"E. a distance of 104.60 feet to the Point of Beginning.

Thence S.89°59'22"E. a distance of 5.51 feet; thence southeasterly along the arc of a tangent 20.00 foot radius curve to the right, a distance of 31.42 feet, through a central angle of 90°00'49" whose chord which bears S.44°58'58"E. a distance of 28.29 feet; thence S.00°01'27"W. 5.50 feet; thence N.45°00'00"W. a distance of 36.07 the Point of Beginning.

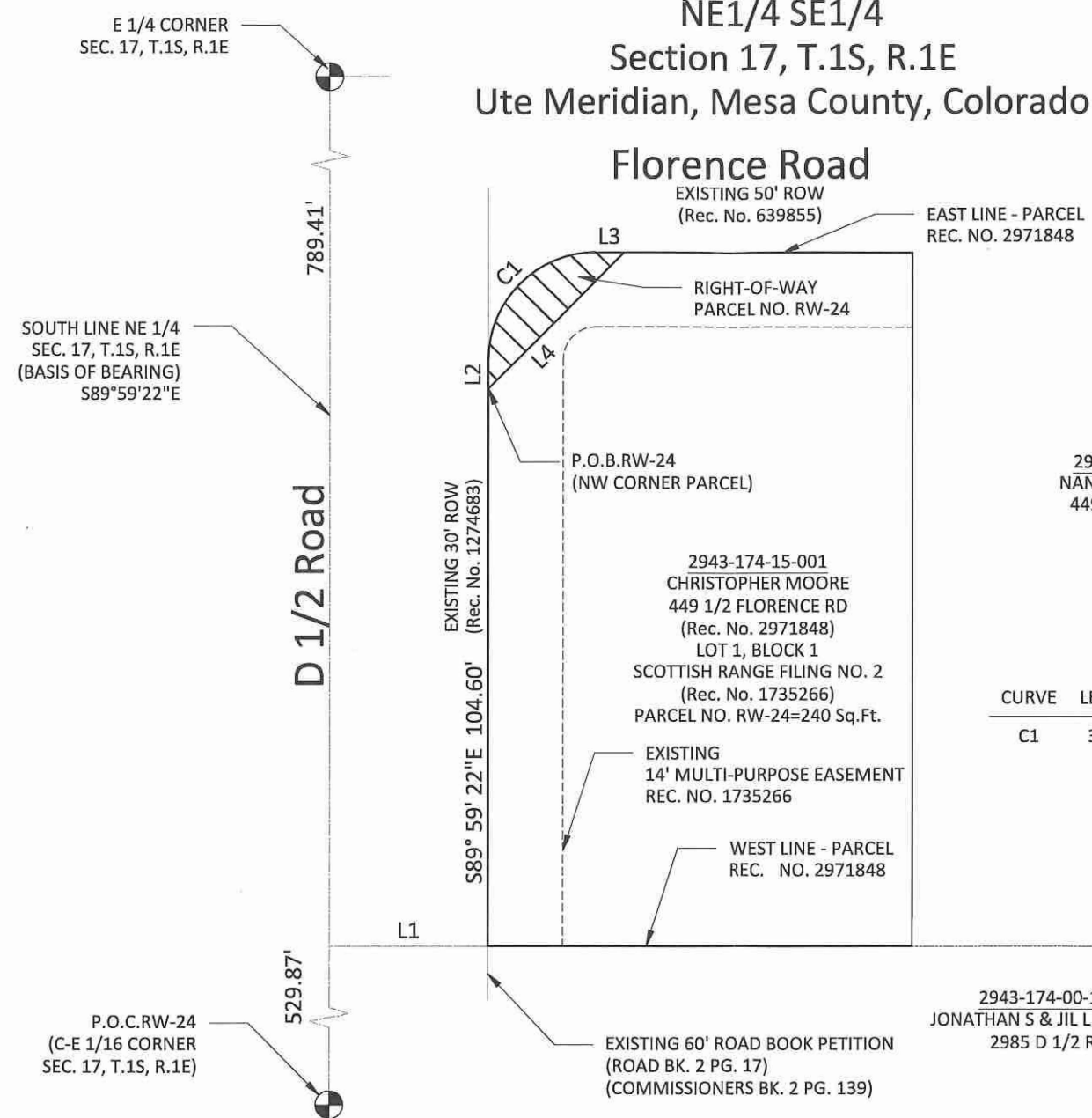
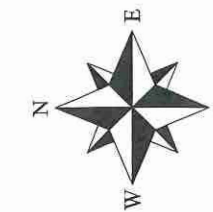
Said Parcel of Land CONTAINING 240 Square Feet or 0.01 Acres, more or less, as described.

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



EXHIBIT B

Portion of 2943-174-15-001
 Located in a part of the
 NE1/4 SE1/4
 Section 17, T.1S, R.1E
 Ute Meridian, Mesa County, Colorado



Line Table

LINE	BEARING	DISTANCE
L1	S00° 00' 01"W	30.00'
L2	S89° 59' 22"E	5.51'
L3	S00° 01' 27"W	5.50'
L4	N45° 00' 00"W	36.07'

Curve Table

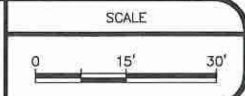
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.42'	20.00'	90° 00' 49"	S44° 58' 58"E	28.29'

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'



D 1/2 RD, 29 TO 30 RD
 EXHIBIT PARCEL 24