

WARRANTY DEED

This Warranty Deed made this 20th day of February, 2024 by and between **Chronos Property, LLC**, a Colorado Limited Liability Company, (Grantor), who is the owner of a parcel of land located at 637 25 Road, Grand Junction, Colorado 81505, as recorded at Reception No. 3075765, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$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, Colorado 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", Exhibit "B", Exhibit "C" and Exhibit "D"** 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. 2945-044-71-241

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 covenanting 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 20th day of February, 2024.

Chronos Property, LLC

By: [Signature]

Title: Manager

Print: Garrett Davis

State of Colorado)
County of Mesa)SS

The foregoing instrument was acknowledged before me this 20th day of February, 2023 by Garrett Davis as Manager of Chronos Property, LLC.

Witness my hand and official seal.

[Signature]
Notary Public

RICHARD B PITENRIDGE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20014025861
MY COMMISSION EXPIRES SEPTEMBER 13, 2025

EXHIBIT A

LEGAL DESCRIPTION

2945-044-71-241

RIGHT-OF-WAY PARCEL NO. RW-18A

A parcel of land being a portion of Lot 241, Heritage Heights Filing One, same as recorded at Reception Number 2725697 lying in the NE1/4 SE1/4 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 South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along the East line of said NE1/4 SE1/4, a distance of 335.00 feet; thence N89°50'06"W, a distance of 364.30 feet to a point on the North line of said Lot 241, being the Point of Beginning; thence the following three (3) courses, 1) S09°53'01"E, a distance of 8.57, 2) N54°34'47"W, a distance of 11.75 feet, 3) N35°25'16"E, a distance of 2.03 feet to a point on said North line; thence along said North line S89°50'06"E, a distance of 6.93 feet to the Point of Beginning.

Said Parcel of land CONTAINING **41** Square Feet or **0.001** 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
 970-256-4003



\\Publicworks-wfs\vol_01\data\landpro\155 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Aquisition\Parcel 18\CAD\Parcel 18 Aquisition Docs.dwg - PLOTTED 2023-06-29

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.

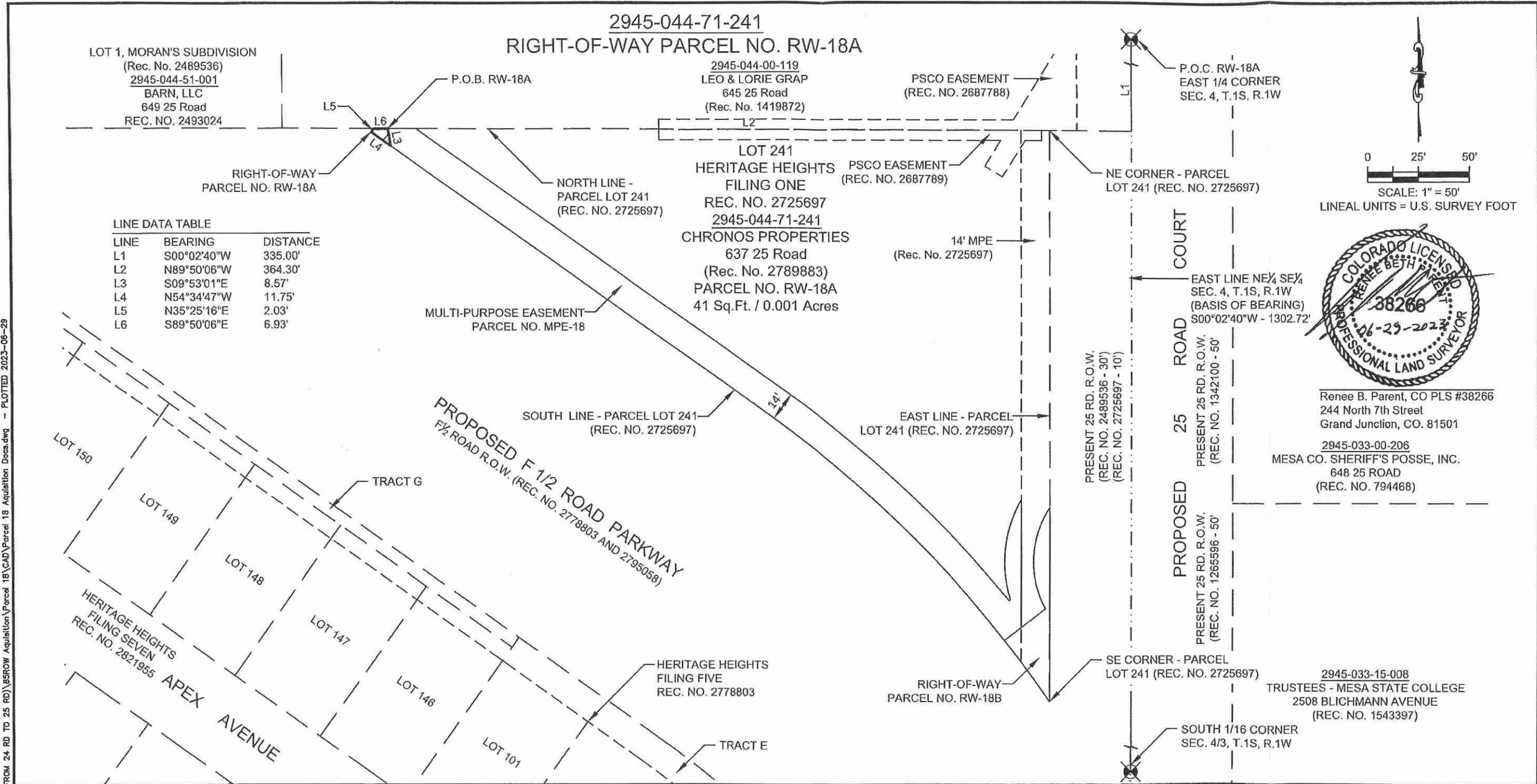
DRAWN BY: MJH
 DATE: 06-28-2023
 REVIEWED BY: RBP
 APPROVED BY: BH
 SCALE: N/A

Portion of 2945-044-71-241
 Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



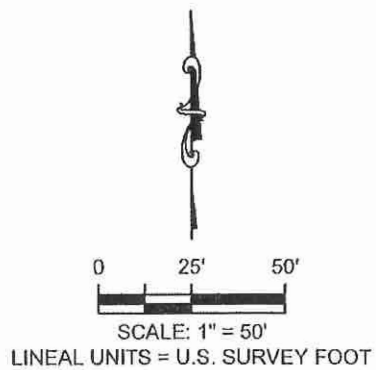
PUBLIC WORKS
 ENGINEERING DIVISION
 PROJECT NO. 207-F210306

EXHIBIT B



LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	S00°02'40"W	335.00'
L2	N89°50'06"W	364.30'
L3	S09°53'01"E	8.57'
L4	N54°34'47"W	11.75'
L5	N35°25'16"E	2.03'
L6	S89°50'06"E	6.93'



Renee B. Parent, CO PLS #38266
244 North 7th Street
Grand Junction, CO. 81501

2945-033-00-206
MESA CO. SHERIFF'S POSSE, INC.
648 25 ROAD
(REC. NO. 794468)

N:\Landproj\F.S. ROAD PARKWAY FROM 24 RD TO 25 RD\B5ROW Aquation\Parcel 18\CAD\Parcel 18 Aquation Doca.dwg - PLOTTED 2023-06-29

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DRAWN BY: NCW/MJH
DATE: 06-28-2023
REVIEWED BY: RBP
APPROVED BY: BH
SCALE: 1" = 50'

Portion of 2945-044-71-241
Located in a part of the NE 1/4 SE 1/4
Section 4, T.1S, R.1W
Ute Meridian, City of Grand Junction
Mesa County, Colorado



**PUBLIC WORKS
ENGINEERING DIVISION**
PROJECT NO. 207-F210306

EXHIBIT C

LEGAL DESCRIPTION

2945-044-71-241

RIGHT-OF-WAY PARCEL NO. RW-18B

A parcel of land being a portion of Lot 241, Heritage Heights Filing One, same as recorded at Reception Number 2725697 lying in the NE1/4 SE1/4 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 South Sixteenth Corner of said Section 4 and 3 bears S00°02'40"W a distance of 1302.72 feet with all other bearings contained herein being relative thereto; thence from said point of commencement, S00°02'40"W along the East line of said Northeast Quarter of said Southeast Quarter, a distance of 614.09 feet; thence N89°57'21"W, a distance of 40.00 feet to the Southeast Corner of said Lot 241 being the Point of Beginning; thence along the Southern boundary of said Lot 241 Northwesterly along the arc of a 566.67 foot radius non-tangent curve concave Southwesterly, a distance of 37.21 feet thru a central of angle of 03°45'42" whose chord bears N36°23'23"W, a distance of 37.20 feet; thence the following two (2) courses 1) N52°20'06"E, a distance of 25.28 feet, 2) Northeasterly along the arc of a 48.00 foot radius non-tangent curve concave Easterly, a distance of 52.16 feet thru a central of angle of 62°15'57" whose chord bears N02°27'25"E, a distance of 49.63 feet to a point on the East line of said Lot 241; thence S00°02'40"W along said East line a distance of 94.99 feet to the Point of Beginning.

Said Parcel of land CONTAINING **794** Square Feet or **0.02** 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
 970-256-4003



\\Publicworks-ws\vol_1\p_data\landproj\1\F5 ROAD PARKWAY FROM 24 RD TO 25 RD\BROW Acquisition\Parcel 18\CAD\Parcel 18 Acquisition Docs.dwg - PLOTTED 2023-06-29

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DRAWN BY: MJH
 DATE: 06-28-2023
 REVIEWED BY: RBP
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 SCALE: N/A

Portion of 2945-044-71-241
 Located in a part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$
 Section 4, T.1S, R.1W
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado



**PUBLIC WORKS
 ENGINEERING DIVISION**
 PROJECT NO. 207-F210306

STATEMENT OF AUTHORITY

Pursuant to C.R.S. §38-30-172, the undersigned hereby executes this Statement of Authority on behalf of Chronos Property, LLC, a Limited Liability Company an entity other than an individual, capable of holding title to real property (the "Entity"), and states as follows:

The name of the Entity is: Chronos Property, LLC

The Entity is a: Limited Liability Company formed under the laws of Colorado

The mailing address for the Entity is: 637 25 Road, Grand Junction, CO 81505

The name or position of the person(s) authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the Entity is:

Cody J. Davis and/or Garrett W. Davis, Managing Members

The limitations upon the authority of the person named above or holding the position described above to bind the Entity are as follows: BOTH MANAGING MEMBERS TO SIGN WHEN BORROWING MONEY OVER \$25,000

The instrument and recording information, including the County, of the document by which title was acquired is:

Mesa

Other matters concerning the manner in which the Entity deals with any interest in real property are: _____

(if no matters, leave this section blank)

EXECUTED this 16 day of September, 2021

[Signature]
Cody J. Davis, Managing Member

[Signature]
Garrett W. Davis, Managing Member

STATE OF COLORADO } ss:
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 16th Day of September, 2021, by Cody J. Davis and/or Garrett W. Davis, Managing Members on behalf of Chronos Property, LLC A Colorado Limited Liability Company.

Witness my hand and official seal.

My commission expires: 12/11/2021

[Signature]

