

WARRANTY DEED

This Warranty Deed, made this 17th day of November, 2021, by and between **Eric Jacobson, as to an undivided 16.666% interest, Grantor**, for and in consideration of the sum of Ten Dollars and other good and valuable consideration (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents 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 of Grantor's undivided interests in and to the following described tract or parcel of land for Public Roadway and Utility Right-of-Way purposes, to wit:

See 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.

Being a part of Mesa County Assessor Parcel No.: 2701-324-00-092

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 and quiet possession of Grantor's undivided interests in and 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 17th day of November, 2021.

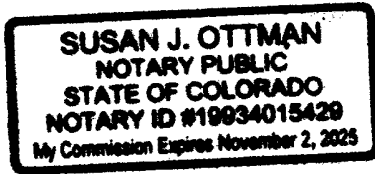
Eric Jacobson as to an undivided 16.666% interest

By: [Signature]
Printed Name: Eric Jacobson

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 17th day of November, 2021, by Eric Jacobson.

Witness my hand and official seal.



[Signature]
Notary Public
My Commission Expires: 11/2/25

11/4/21
11419.com

EXHIBIT "A"

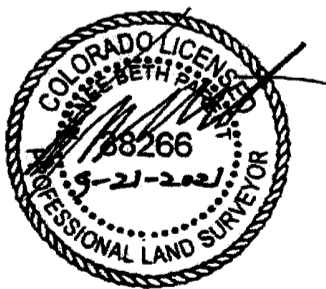
**2701-324-00-092
RIGHT OF WAY PARCEL NO. RW-9**

A parcel of land lying in the East 1/2 of the Southeast Quarter (E 1/2 SE 1/4) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of a parcel of land described in a deed filed under Reception Number 2998804 and being more particularly described as follows:

Commencing at the NE corner of the SE 1/4 said SE 1/4 of Section 32, and assuming the East line of said SE 1/4 SE 1/4 of said Section 32 bears S0°02'59"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°58'21"W along the north line of said SE 1/4 SE 1/4 a distance of 60.00 feet to a point on the west line of a right of way parcel described in a deed filed under Reception Number 1302297 being the point of beginning, thence S00°02'59"W along the west line said right of way parcel a distance of 165.57 feet to a point on the south line of said parcel of land described in Reception Number 2357860; thence N89°58'50"W along said south line a distance of 104.94 feet; thence N00°02'53"E a distance of 30.00 feet; thence S89°58'53"E a distance of 17.18 feet; thence N57°32'40"E a distance of 61.33 feet; thence N00°02'53"E a distance of 102.61 feet to a point on said north line SE 1/4 SE 1/4; thence N05°03'20"W a distance of 86.88 feet to the southwest corner of a right of way parcel described in a deed filed under Reception Number 2409255; thence S88°39'47"E along the south line said Reception Number 2409255 a distance of 43.77 feet to a point on the west line said Reception Number 1302297; thence S00°02'33"W along said west line a distance of 85.50 feet to the point of beginning.

CONTAINING 0.28 acres or 12315 Square Feet, more or less, as described.

Authored by: Renee B. Parent, CO LS38266
City Surveyor
City of Grand Junction



ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- T. TOWNSHIP
- R. RANGE

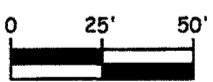
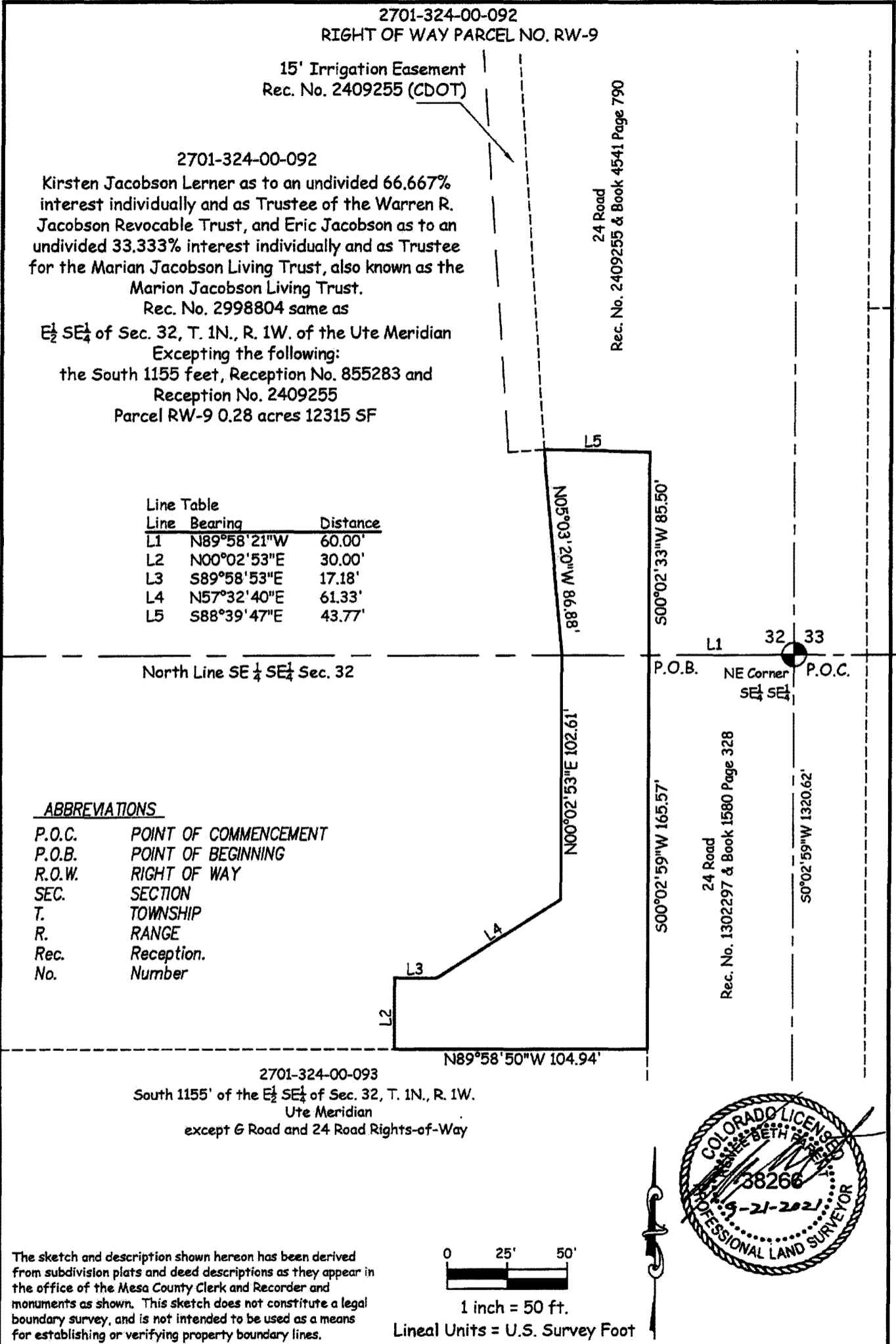
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder and monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing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

DRAWN BY: R. B. P.
DATE: 09-21-2020
SCALE: NA
APPR. BY: LC

Portion of 2701-324-00-092
located in the E 1/2 SE 1/4 OF SECTION 32
T. 1N., R. 1 W., Ute Meridian
CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO



EXHIBIT "B"



1 inch = 50 ft.
Lineal Units = U.S. Survey Foot

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DRAWN BY: R.B.P.
 DATE: 9-21-2021
 SCALE: 1" = 50'
 APPR. BY: L.C.

Portion of 2701-324-00-092
 located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 32
 T. 1N., R. 1 W., Ute Meridian
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO



H:\Renewal\Projects\24 & G Road\Legals\Acquisition Legals June 2020