

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

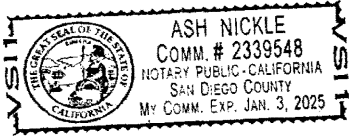
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On November 16th 2021 before me, Ash Nickle, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Kirsten Jacobson Lerner
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"

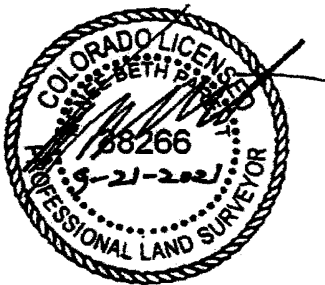
**2701-324-00-092
RIGHT OF WAY PARCEL NO. RW-9**

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.

H:\Renee\Projects\24 & 6 Road\Legals\Acquisition Legals June 2020

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"

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

15' Irrigation Easement
 Rec. No. 2409255 (CDOT)

2701-324-00-092

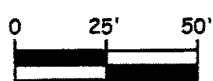
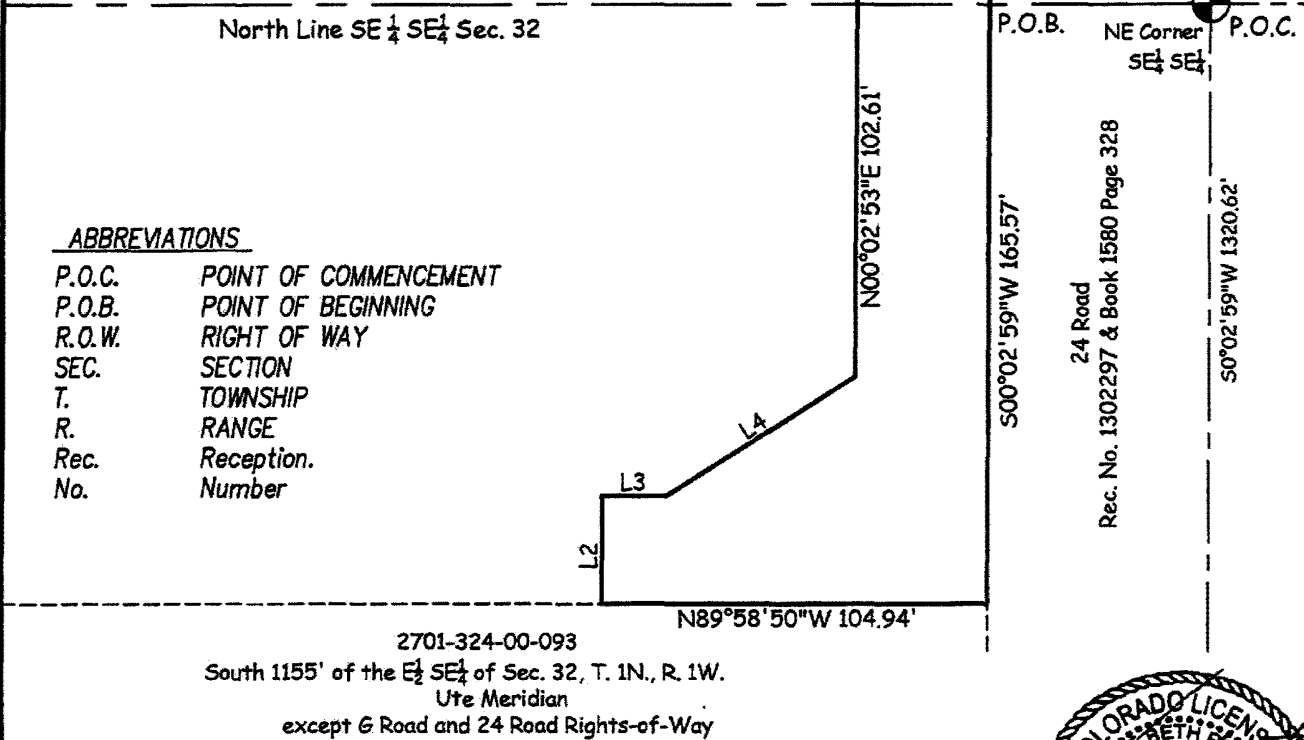
Kirsten Jacobson Lerner as to an undivided 66.667% interest individually and as Trustee of the Warren R. Jacobson Revocable Trust, and Eric Jacobson as to an undivided 33.333% interest individually and as Trustee for the Marian Jacobson Living Trust, also known as the Marion Jacobson Living Trust.

Rec. No. 2998804 same as

$E\frac{1}{2} SE\frac{1}{4}$ of Sec. 32, T. 1N., R. 1W. of the Ute Meridian
 Excepting the following:
 the South 1155 feet, Reception No. 855283 and
 Reception No. 2409255
 Parcel RW-9 0.28 acres 12315 SF

24 Road
 Rec. No. 2409255 & Book 4541 Page 790

Line	Bearing	Distance
L1	N89°58'21"W	60.00'
L2	N00°02'53"E	30.00'
L3	S89°58'53"E	17.18'
L4	N57°32'40"E	61.33'
L5	S88°39'47"E	43.77'



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: LC

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:\Renew\Projects\24 & 6 Road\Legals\Acquisition Legals June 2020