

WARRANTY DEED

This Warranty Deed made this 9 day of July, 2026 by and between **WILLIAM G. BURIN AND COLLEEN K. BURIN, Grantor(s)**, who are the owners of a parcel of land located at 2967 1/2 B 1/2 Road, Grand Junction, CO 81503 as recorded at Reception No. 2793040, 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. 2943-294-00-040

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.

Executed and delivered this 9 day of July, 2026.

William G. Burin
WILLIAM G. BURIN

Colleen K. Burin
COLLEEN K. BURIN

State of COLORADO)
) ss.
County of MESA)

The foregoing instrument was acknowledged before me this 9 day of July, 2026, by WILLIAM G. BURIN AND COLLEEN K. BURIN.

Witness my hand and official seal.

JUSTINA LOUISE BUTTERLY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194048154
MY COMMISSION EXPIRES DECEMBER 31, 2027

[Signature]
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

2943-294-00-040

RIGHT-OF-WAY PARCEL NO. RW-29A

A parcel of land located in the northeast quarter of the northwest quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said parcel being part of an entire tract described in Reception No. 2793040, and being more particularly described as follows:

COMMENCING at the East 1/16th corner of said Section 29, and assuming the North line of said northwest quarter of the southeast quarter bears South 89°51'48" West;

THENCE along said North line, South 89°51'48" West 263.98 feet to the northeast corner of said entire tract and the POINT OF BEGINNING.

THENCE along the East line of said entire tract, South 00°06'44" East 15.07 feet to a point in the South edge of the open, used, and historic Right-of-Way of B ½ Road;

THENCE along said South edge of B ½ Road, North 89°45'25" West 140.08 feet;

THENCE South 89°10'41" West 57.93 feet to a point in the West line of said entire tract;

THENCE along said West line, North 00°06'23" West 14.84 feet to the northwest corner of said entire tract;

THENCE along the North line of said entire tract, North 89°51'48" East 198.00 feet to the POINT OF BEGINNING.

The above described area contains 0.07 acre (2,886 sq. ft.) more or less.

Authored by: C. Scott Bishop, PLS #38690

Survey Manager, Horrocks

2161 W. Grove Parkway Suite #100

Pleasant Grove, UT 84062

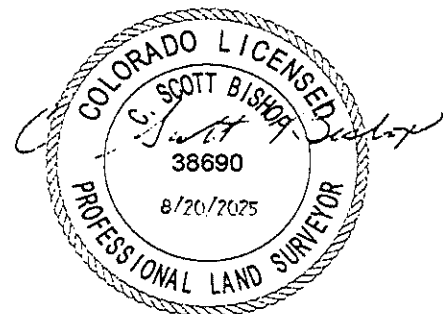


EXHIBIT B

LEGAL DESCRIPTION

2943-294-00-040

RIGHT-OF-WAY PARCEL NO. RW-29B

A parcel of land located in the northeast quarter of the northwest quarter of the southeast quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said parcel being part of an entire tract described in Reception No. 2793040, and being more particularly described as follows:

COMMENCING at the East 1/16th corner of said Section 29, and assuming the North line of said northwest quarter of the southeast quarter bears South 89°51'48" West;

THENCE along said North line, South 89°51'48" West 263.98 feet;

THENCE South 00°06'44" East 15.07 feet to a point in the South edge of the open, used, and historic Right-of-Way of B ½ Road and the POINT OF BEGINNING.

THENCE along the East line of said entire tract, South 00°06'44" East 24.93 feet;

THENCE South 89°51'48" West 198.00 feet to a point in the West line of said entire tract;

THENCE along said West line, North 00°06'23" West 25.16 feet to a point in the South edge of the open, used, and historic Right-of-Way of B ½ Road;

THENCE along said South edge the following two calls.

1. North 89°10'41" East 57.93 feet;
2. South 89°45'25" East 140.08 feet to the POINT OF BEGINNING.

The above described area contains 0.12 acres (5,034 sq. ft.) more or less.

Authored by: C. Scott Bishop, PLS #38690

Survey Manager, Horrocks

2161 W. Grove Parkway Suite #100

Pleasant Grove, UT 84062

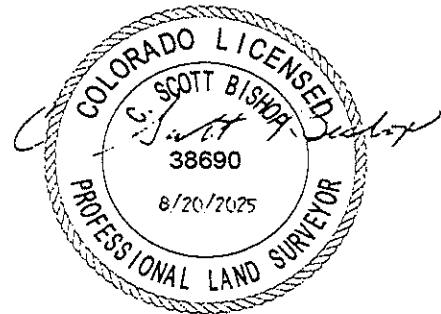


EXHIBIT C

