



WARRANTY DEED

This Warranty Deed made this 9 day of April, 2026 by and between **Scott Michael Koger and Gini K. Koger, Grantor(s)**, who are the owners of a parcel of land located at 2901 B 1/2 Road, Grand Junction, CO 81503 as recorded at Reception No. 3062176, 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", Exhibit "B" and Exhibit "C"** 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. 2943-293-00-086

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 April, 2026.

Scott Michael Koger
Scott Michael Koger

Gini K. Koger
Gini K. Koger

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 9 day of April, 2026 by Scott Michael Koger and Gini K. Koger.

My commission expires 12-31-2027.
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

2943-293-00-086

RIGHT-OF-WAY PARCEL NO. RW-50A

A parcel of land located in the northwest quarter of the northwest quarter of the southwest 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. 3062176, and being more particularly described as follows:

BEGINNING at the West one-quarter corner of said Section 29, and assuming the north line of said northwest quarter of the southwest quarter bears North 89°49'54" East;

THENCE along said north line, North 89°49'54" East, 164.99 feet to the northeast corner of said entire tract;

THENCE along the east line of said entire tract, South 00°11'14" East, 21.16 feet to the north edge of the open, used and historic Right-of-Way for B ½ Road;

THENCE along the open, used, and historic Right-of-Way for B ½ Road the following seven (7) courses:

1. North 89°33'27" West, 50.09 feet;
2. South 88°57'41" West, 41.57 feet;
3. South 86°04'27" West, 15.29 feet;
4. South 83°00'35" West, 5.88 feet;
5. South 75°49'08" West, 6.12 feet;
6. South 63°43'19" West, 6.31 feet;
7. South 54°49'37" West, 4.84 feet;

THENCE South 89°49'54" West, 36.67 feet to a point in the east line that existing Right-Of-Way described in Reception No. 14330;

THENCE along said east line, North 00°10'46" West, 30.00 feet to the POINT OF BEGINNING.

The above described area contains 0.09 acre (3,882 sq. ft.) more or less.

Authored by: Ted T. Taggart, PLS #37075
Wasatch Surveying Associates
288 Vista Valley Dr.
Fruita, CO, 81521

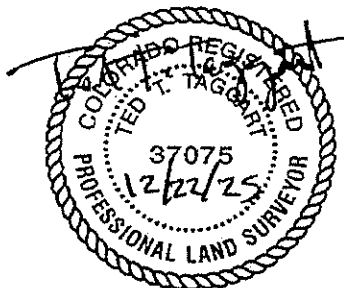


EXHIBIT B

LEGAL DESCRIPTION

2943-293-00-086

RIGHT-OF-WAY PARCEL NO. RW-50B

A parcel of land located in the northwest quarter of the northwest quarter of the southwest 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. 3062176, and being more particularly described as follows:

COMMENCING at the West one-quarter corner of said Section 29, and assuming the north line of said northwest quarter of the southwest quarter bears North 89°49'54" East;
THENCE along said north line, North 89°49'54" East, 164.99 feet to the northeast corner of said entire tract;
THENCE along the east line of said entire tract, South 00°11'14" East, 21.16 feet, to the southeast corner of RIGHT-OF-WAY Parcel No. RW-50A and the POINT OF BEGINNING.

THENCE continuing along the east line of said entire tract, South 00°11'14" East, 18.84 feet;
THENCE South 89°49'54" West, 22.04 feet;
THENCE North 50°17'16" West, 6.82 feet;
THENCE South 88°46'55" West, 82.75 feet to the west line of said entire tract;
THENCE along the west line of said entire tract, North 44°49'15" East, 10.10 feet;
THENCE South 89°49'54" West, 25.46 feet to the south line of said RIGHT-OF-WAY Parcel No. RW-50A;
THENCE along the south line of said RIGHT-OF-WAY Parcel No. RW-50A the following seven (7) courses;
North 54°49'37" East, 4.84 feet;
North 63°43'19" East, 6.31 feet;
North 75°49'08" East, 6.12 feet;
North 83°00'35" East, 5.88 feet;
North 86°04'27" East, 15.29 feet;
North 88°57'41" East, 41.57 feet;
South 89°33'27" East, 50.09 feet to the southeast corner of said RIGHT-OF-WAY Parcel No. RW-50A and the POINT OF BEGINNING.

The above-described area contains 0.04 acres (1,832 sq. ft.) more or less.

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Wasatch Surveying Associates
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Fruita, CO, 81521

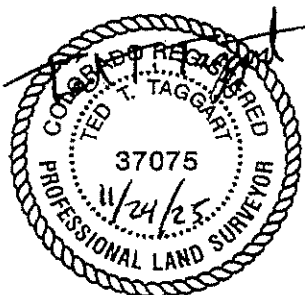


EXHIBIT C

