

BHI80BHT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: BLUE HERON INVESTORS, GREGORY K.
HOSKIN, LEO T. PRINSTER AND JOSEPH C. PRINSTER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: BLUE HERON
TRAIL PHASE 2A

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1980

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

DEED

BLUE HERON INVESTORS, a general partnership, whose address is P.O. Box 40, Grand Junction, County of Mesa, State of Colorado, hereinafter "Grantor," hereby deeds to the City of Grand Junction the following real property in the County of Mesa, State of Colorado, to wit:

Tract Number 1, a copy of which legal description is attached as Exhibit "A";

with all its appurtenances and warrants title against all persons claiming under it;

Tract Number 2, a copy of which legal description is attached as Exhibit "B";

and quitclaims title to the same;

Tract Number 3, a copy of which legal description is attached as Exhibit "C."

All of the above being subject to 1980 taxes due and payable in 1981 and easements, reservations, restrictions and rights of way of record and that certain Lease dated January 1, 1974, and Amendment to Lease Agreement dated November 30, 1977, between Grantor and Elam Construction Co. Grantor specifically reserves unto itself, its successors and assigns the royalty payments in such Lease, as amended.

Signed this 3rd day of December, 1980.

BLUE HERON INVESTORS

By Gregory K. Hoskin
General Partner

By Leo T. Prinster
General Partner

By Joseph C. Prinster
General Partner

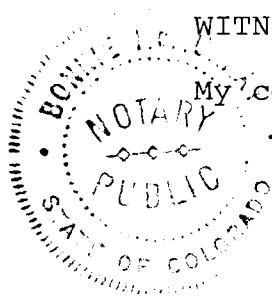
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of December, 1980, by Gregory K. Hoskin,
Leo T. Prinster and Joseph C. Prinster

as General Partners of BLUE HERON INVESTORS.

WITNESS my hand and official seal.

My commission expires: November 19, 1983.



Bonnie M. Murray
Notary Public

EXHIBIT "A"

Beginning at the NW Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, T1S, R1W of the Ute Meridian; thence along the West line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ S 0°08'51" E 1003.20 feet; thence S 63°53'59" E 152.38 feet; thence S 26°06'01" W 188.66 feet; thence S 0°08'51" E 135.65 feet; thence N 89°57'13" E 1059.74 feet; thence S 0°02'47" E 711.83 feet; thence N 90°00'00" E 200.00 feet to the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 9; thence along East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ S 0°02'50" E 468.59 feet to the North bank of the Colorado River; thence along said North bank the following ten courses: S 64°47'16" W 581.40 feet; thence N 85°56' W 251 feet; thence N 32°06' W 457 feet; thence N 40°24' W 452 feet; thence N 5°33' W 743.49 feet; thence N 11°14' W 163.66 feet; thence N 28°59' W 235 feet; thence N 32°55' W 265 feet; thence N 41°19' W 137 feet; thence N 32°41'09" W 514.21 feet; thence leaving said North bank N 0°09'00" W 188.10 feet; thence N 89°55'03" E 725.00 feet to the point of beginning. Containing 46.815 acres more or less.

EXHIBIT "B"

Commencing at the Northwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, T1S, R1W of the Ute Meridian; thence S 89°55'03" W 725.00 feet; thence S 0°09'00" E 188.10 feet to the North bank of the Colorado River and the true point of beginning; thence S 9°00'00" E 200 feet more or less to the center of Colorado River; thence Southeasterly along center of Colorado River to the East line of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 9; thence N 0°02'50" W 370 feet more or less to the North bank of Colorado River; thence along said North bank the following ten courses: S 64°47'16" W 581.40 feet; thence N 85°56' W 251 feet; thence N 32°06' W 457 feet; thence N 40°24' W 452 feet; thence N 5°33' W 743.49 feet; thence N 11°14' W 163.66 feet; thence N 28°59' W 235 feet; thence N 32°55' W 265 feet; thence N 41°19' W 137 feet; thence N 32°41'09" W 514.21 feet to the true point of beginning. Containing 17.924 acres more or less.

EXHIBIT "C"

A 60-foot-wide easement for ingress and egress described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of the Northwest Quarter, Section 9, Township 1 South, Range 1 West of the U.M.; thence South $00^{\circ}08'51''$ East 1003.20 feet; thence South $63^{\circ}53'59''$ East 152.38 feet; thence North $26^{\circ}06'01''$ East 255.24 feet to the True Point of Beginning; thence South $26^{\circ}06'01''$ West 443.90 feet; thence South $00^{\circ}08'51''$ East 135.65 feet; thence North $26^{\circ}06'01''$ East 584.89 feet; thence North $81^{\circ}45'00''$ West 63.03 feet to the True Point of Beginning,

which easement shall be for the non-exclusive use for Grantor and Grantee.