

BOW04245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF PROPERTY OWNER OR GRANTOR: GRAND JUNCTION SUPER  
BOWL, LLC

PURPOSE: RIGHT-OF-WAY 2 - FEE SIMPLE FOR STREET  
AND ALL OTHER PUBLIC PURPOSES

ADDRESS: 637 24 ½ ROAD

PARCEL NO: 2945-043-15-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION: NONE

DESTRUCTION: NONE

2211802 BK 3731 PG 113-115  
09/02/2004 04:15 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

### WARRANTY DEED


Grantor, GJ Super Bowl, LLC, whose legal address is PO Drawer 790, Glenwood Springs, CO 81602, County of Garfield, State of Colorado, for the nominal consideration of ONE DOLLAR (\$1.00) hereby conveys to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North Fifth Street, Grand Junction, Colorado 81501, the following real property in the City of Grand Junction, County of Mesa, and State of Colorado, to wit:

As described on the attached Exhibit which is entitled "ROW 2" and "PROPERTY DESCRIPTION"

And warrant(s) title to the same in fee simple for street and all other public purposes.

Signed this 27<sup>th</sup> day of August, 2004.


GJ Super Bowl, LLC

By:   
Chris Motz, Manager

STATE OF COLORADO )  
  )ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August, 2004 by Chris Motz as Manager of GJ Super Bowl, LLC.

Witness my hand and official seal.  
My Commission expires: 10-24-06

  
Notary Public



My Commission Expires  
October 24, 2006

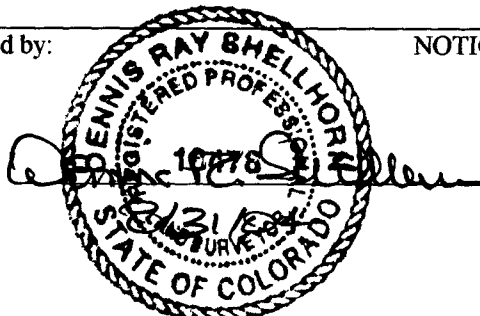
**PROPERTY DESCRIPTION**

A parcel of land situated in Lot 1 of D & G Minor Subdivision, in the NE1/4 SW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point on the North line of said Lot 1, whence the Northwest corner of said Lot 1 bears South 89°52'02" West, a distance of 156.63 feet;  
Thence along the North line of said Lot 1, North 89°52'02" East, a distance of 104.12 feet  
Thence South 70°34'38" West, a distance of 22.19 feet;  
Thence South 89°52'02" West, a distance of 62.21 feet;  
Thence North 70°50'34" West, a distance of 22.20 feet to the Point of Beginning.

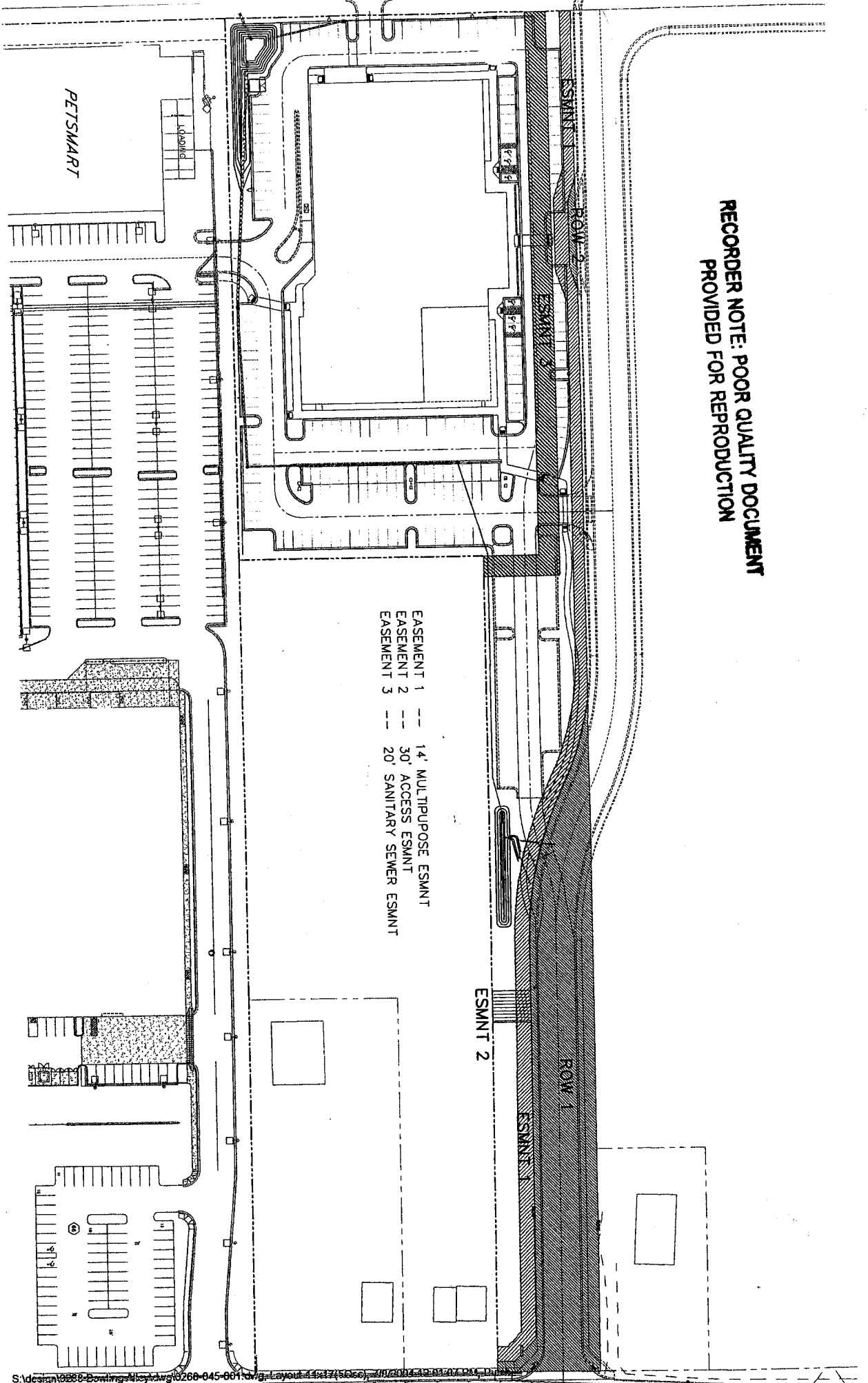
Containing 0.014 acres, more or less.

This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
529 25 1/2 Road, Suite 210  
Grand Junction, Colorado



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION



EASEMENT 1 --- 14' MULTIPURPOSE ESMNT  
EASEMENT 2 - - - 30' ACCESS ESMNT  
EASEMENT 3 . . . 20' SANITARY SEWER ESMNT