

Exhibit "B"

SPECIAL WARRANTY DEED

THIS DEED, Made this 26th day of JUNE, 2009, between

THE CITY OF GRAND JUNCTION,
a Colorado home rule municipality

of the County of Mesa, State of Colorado, grantor, and the

DEPARTMENT OF TRANSPORTATION,
STATE OF COLORADO,

whose legal address is 4201 E. Arkansas Ave., Denver, CO 80222 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Attached **Exhibit "B"** dated September 16, 2008, for Project No. F 001-1(8) Parcel No. 100X (Access).

also known by street and number as: N/A
assessor's schedule or parcel number: N/A

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself, its successors and assigns, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except NONE.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof by, through or under grantor.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

ATTEST:



Stephanie Turin

STATE OF COLORADO

County of Mesa

THE CITY OF GRAND JUNCTION,
a Colorado home rule municipality

By: [Signature]

The foregoing instrument was acknowledged before me this 26th day of June, 2009, by Laurie Kadroch as City Manager and attested to by Stephanie Turin City Clerk of The City of Grand Junction, a Colorado home rule municipality.



Witness my hand and official seal.

My commission expires: 10-10-09

[Signature]
Notary Public

EXHIBIT "B"

PROJECT NUMBER F 001-1(8)

PARCEL NO. 100-X
Project Code: N/A
Date: September 16, 2008

ACCESS DESCRIPTION

Each and every right or rights of access of the Grantor to and from any part of the right of way of Colorado State Highway No. I-70B, a freeway established according to the laws of the State of Colorado, and from and to any part of the property of the Grantor in the E 1/2 of Section 18, West 1/2 Section 17, Township 1 South, Range 1 East, of the Ute Meridian, in Mesa County, Colorado, abutting upon said Highway, along or across the access line or lines described as follows:

F 001-1(8)	100-X	Northerly
(Proj. No.)	(Parcel No.)	(Location of Line)

Beginning at a point on the West line of Section 17, T. 1 S., R. 1 E., Ute M., from which the N 1/16 corner West Line of Section 17 bears N. 0° 10' 30 " W., a distance of 147.39 feet;

Thence N. 81° 51' 14" W., a distance of 609.28 feet to the East end of a 114.0 foot opening Bearing S 73° 45' 39" W which is being excepted from this access limitation;

Also, beginning at a point on the East line of Section 18, T. 1 S., R. 1 E., Ute M., from which the N 1/16 corner East Line of Section 18 bears N. 0° 10' 30 " W., a distance of 147.39 feet;

Thence S. 70° 13' 37" W., a distance of 1391.56 feet to the East end of a 202.7 foot opening bearing S 73° 45' 35" W. which is being excepted from this access limitation;

Basis of Bearing: S. 0°10'30" E., along the west line of Section 17, T. 1 S., R. 1 E., Ute M., from the N sixteenth corner of Section 17 (brass cap) to the W quarter corner of Section 17 (brass cap).

Excepting from this grant, the right of the Grantor to have the following points of access at the locations set forth hereinafter, to be limited in use by the Grantor to the width and location hereinafter designated according to centerline stationing of the Grantee's project number.

WIDTH	CENTER OF ACCESS	OPENING OPPOSITE
202.7	Left 62.10	Station 211+68.53
114.0	Left 59.32	Station 232+05

For and on behalf of
Colorado Department of Transportation
Les Doehling
4201 E. Arkansas Avenue
Denver, CO 80222