

CHI05B5R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	CHIPETA GLENN II, LLC
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES
ADDRESS:	2975 AND 2977 B ½ ROAD
PARCEL NO:	2943-294-00-147
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

2243699 BK 3855 PG 831-833
03/16/2005 10:28 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

CHIPETA GLENN II, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado, 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A parcel of land situated in the East 16 Rods of the N1/2 NW1/4 SE1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Mesa County Survey marker for the Center-east one-sixteenth corner of said Section 29;
Thence along the East line of the NW1/4 SE1/4 of said Section 29, South 00°03'34" East, a distance of 40.00 feet;
Thence forty feet southerly of and parallel with the North line of the NW1/4 SE1/4 of said Section 29, South 89°53'57" West, a distance of 12.00 feet to the Northwest corner of a parcel of land described in an instrument recorded in Book 3647 at Page 179, the Point of Beginning of the parcel herein described;
Thence South 00°04'34" East, a distance of 29.04 feet;
Thence North 45°40'00" West, a distance of 41.48 feet;
Thence forty feet southerly of and parallel with the North line of the NW1/4 SE1/4 of said Section 29, North 89°53'57" East, a distance of 29.63 feet to the Point of Beginning.

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 Grantor hereby covenanting that Grantor 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 11th day of MARCH, 2005.

Chipeta Glenn II, LLC, a Colorado Limited Liability Company

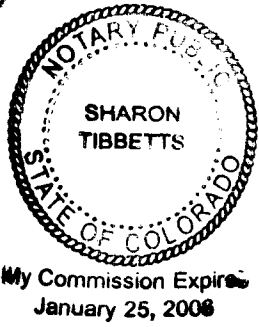
By: H. Frederick Fodrea
H. Frederick Fodrea, Manager

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 11th day of March 2005, by H. Frederick Fodrea, Manager of Chipeta Glenn II, LLC, a Colorado Limited Liability Company.

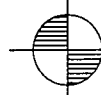
Witness my hand and official seal
My commission expires:

Sharon Tibbetts
Notary Public



R.O.W. EXHIBIT

C-E 1/16 CORNER
SECTION 26



S00°03'34"E
40.00'

P.O.B.

N89°54'00"E
29.63'

12.00'

N45°40'00"W
41.48'

N00°04'34"W
58.48'

PROPOSED RIGHT-OF-WAY

ROAD R.O.W.
BOOK 3647 PAGE 179



NOT TO SCALE