

CHI06B5R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	CHIPETA WEST, LLC.
PURPOSE:	PUBLIC ROADWAY RIGHT-OF-WAY
ADDRESS:	2941 B ½ ROAD, 2949 B ½ ROAD
PARCEL NO:	2943-293-00-083
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2328126 BK 4205 PG 495-496  
07/18/2006 02:38 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

This Warranty Deed made this 17<sup>th</sup> day of July, 2006 by and between **Chipeta West, LLC, a Colorado Limited Liability Company, Grantor**, whose address is 712 Willow Creed Rd, Grand Junction, Colorado 81505, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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, Grantee**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway right-of-way purposes, to wit:

The North thirty (30.00) feet of the following described land:

The E 1/2 of the NE 1/4 NE 1/4 SW 1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County Colorado;

AND:

The W 1/2 of the NE 1/4 NE 1/4 SW 1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County Colorado.

Said parcel contains 19,794.00 square feet, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

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 it 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 17<sup>th</sup> day of July, 2006.

Chipeta West, LLC  
a Colorado Limited Liability Company

By: [Signature]  
Glen D. Whaley, Manager

State of Colorado )  
  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2006 by Glen D. Whaley, Manager, Chipeta West, LLC, a Colorado Limited Liability Company.

My commission expires 10/03/2009.

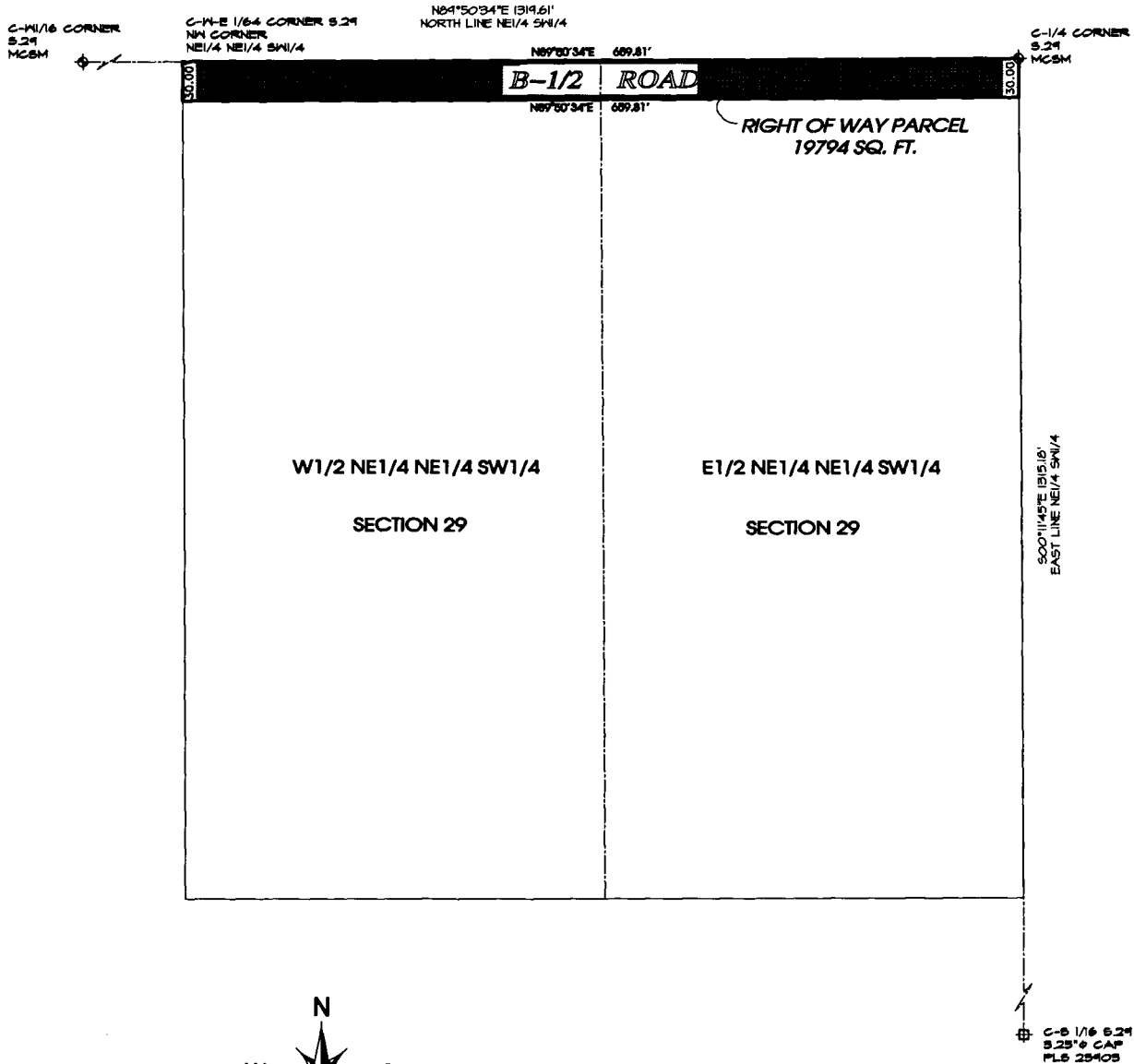
Witness my hand and official seal.

JENNIFER M. PEDERSEN  
NOTARY PUBLIC  
STATE OF COLORADO

My Commission Expires 10/03/2009

[Signature]  
Notary Public

# ROAD RIGHT-OF-WAY EXHIBIT EXHIBIT "A"



This exhibit is a graphical representation of a written description, and is provided for information only. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.

RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION