

CHP05B5R

TYPE OF RECORD: PERMANENT

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

NAME OF PROPERTY OWNER OR GRANTOR: CHIPETA GLENN II, LLC

PURPOSE: A TEMPORARY TURNAROUND ACCESS
EASEMENT FOR THE PUBLIC AT THE END OF KACHINA DRIVE

ADDRESS: 2975 AND 2977 B ½ ROAD

PARCEL NO: 2943-294-00-147

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2005

EXPIRATION: NONE

DESTRUCTION: NONE

WARRANTY DEED

2243700 BK 3855 PG 834-836
03/16/2005 10:28 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

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 granted and conveyed, and by these presents does hereby 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 as temporary turnaround access easement for the public, to wit:

An easement across 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:

Beginning at a point on the East line of the NW1/4 SE 1/4 of said Section 29, whence the Center-East one-sixteenth corner of said Section 29 bears North 00°04'34" West, a distance of 473.23 feet, being on a 42.00 foot radius non-tangent curve to the right, whence the radius point bears North 58°29'17" West;
Thence 217.58 feet along the arc of said curve, through a central angle of 296°49'25", with a chord bearing North 00°04'34" West, a distance of 44.00 feet to the East line of the NW1/4 SE1/4 of said Section 29;
Thence along said East line, South 00°04'34" East, a distance of 44.00 fee to the Point of Termination.

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

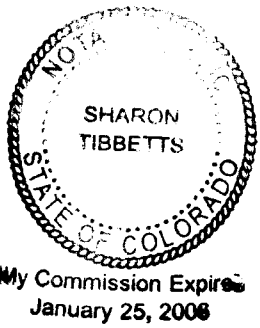


EXHIBIT B

