

CPC89COR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (BARGAIN AND SALE)

NAME OF AGENCY OR CONTRACTOR: COORS PORCELAIN COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL SOUTH OF COORS  
PORCELAIN ADJACENT TO COLORADO RIVER FOR RIVER TRAIL

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1989

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

**BARGAIN AND SALE DEED**

**BOOK 1764 PAGE 115**

**KNOW ALL MEN BY THESE PRESENTS, That**  
COORS PORCELAIN COMPANY, a Colorado  
Corporation  
whose address is Golden, Colorado 80401

1528251 02:31 PM 10/26/89  
E.SAWYER, CLK&REC MESA COUNTY CO  
DOC EXEMPT

\* County of Jefferson

and State of Colorado, for the consideration of

other good and valuable consideration and Ten dollars,

in hand paid, hereby sell(s) and convey(s) to THE CITY OF GRAND JUNCTION, COLORADO,  
a municipal corporation

whose legal address is 250 North Fifth Street, Grand Junction, Colorado  
81501-2668

County of Mesa, and State of Colorado

the following real property situate in the County of Mesa

and State of Colorado, to wit:

See Exhibit A attached hereto and incorporated herein by reference  
as a part of this deed for the legal description of that certain  
tract of real property conveyed by this deed.

See Exhibit B attached hereto and incorporated herein by reference  
as a part of this deed for other terms, provisions, reservations  
and conditions of this conveyance.

Consideration less than \$500 - no documentary fee required

also known by street and number as (vacant land)

with all its appurtenances.

Signed and delivered this 5th day of September, 19 89.

COORS PORCELAIN COMPANY,  
a Colorado Corporation,

by [Signature]

President

STATE OF COLORADO,

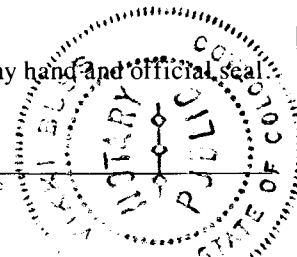
County of \_\_\_\_\_ } ss.

The foregoing instrument was acknowledged before me this 5th day of September

19 89, by as \_\_\_\_\_ President of Coors, Porcelain Company,  
a Colorado Corporation

My commission expires December 7, 19 92. Witness my hand and official seal.

Wikki Buss  
Notary Public



\*If in Denver, insert "City and."

Recorder's Note: No Real Property Transfer  
Document Received By Recorder

A parcel of land situated in Section 9, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado; being more particularly described as follows:

Commencing at the found B.L.M. cap for the Center One Quarter corner of said Section 9, the Basis of Bearing being N 89°57'34" E along the South line of the Southwest One Quarter of the Northeast One Quarter of said Section 9; thence N 89°56'19" W, 656.53 feet along the South line of the Northwest One Quarter of said Section 9 to a point on the West line of the Coors Porcelain Company property as recorded in Book 1026 Page 475 of the records of the Mesa County Clerk and Recorder; thence S 00°02'26" E, 858.89 feet along said West line to the **POINT OF BEGINNING**; thence N 64°27'07" E, 233.11 feet; thence N 70°35'00" E, 247.00 feet; thence N 85°30'57" E, 198.65 feet; thence N 25°10'25" E, 33.42 feet; thence N 73°30'17" E, 145.59 feet; thence N 81°38'41" E, 311.83 feet to a Point on the East line of said Coors Porcelain Company property; thence S 00°00'20" W, 101.04 feet along said East line to the North Bank of the Colorado River; thence along said North Bank of the Colorado River the following five courses: S 81°38'41" W, 294.55 feet; S 78°41'00" W, 160.00 feet; S 74°19'21" W, 175.45 feet; S 70°35'00" W, 247.00 feet; S 64°27'07" W, 280.83 feet to a point on said West line of Coors Porcelain Company property; thence N 00°02'26" W, 110.80 feet along said West line to the **POINT OF BEGINNING**. Said parcel contains 2.52 acres, more or less.

EXHIBIT B

1. This conveyance is made by Grantor herein to Grantee herein for so long as the property conveyed herein shall be used only as a public trail or for open space purposes to be used by the general public. The purpose of this declaration is to establish an estate in fee simple determinable with a possibility of reverter and not to establish a right of re-entry for a condition broken.

2. The parties hereto have entered into this transfer of ownership of real property with the understanding that the property conveyed herein is truly an adjustment of a property line pursuant to Section 5.3.1 of the Mesa County Land Development Code.

3. The Grantee, its agents or employees, shall have the right to construct a fence separating the property herein conveyed from the balance of the Grantor's property so long as Grantor shall also have the right to require a gate to be installed as part of said fence allowing for access to the trail from the Grantor's property.

4. Grantor reserves to itself and its successors or assigns a non-exclusive easement for storm drainage purposes over and across the tract of land conveyed by this deed.