

CRO83HRZ

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CROSSROADS SQUARE INVESTMENTS,
A JOINT VENTURE BY: P-H MANAGEMENT INC., A COLORADO
CORPORATION M. RAY PAINTER (PRESIDENT/MANAGER)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HORIZON
DRIVE I-70 TO H RD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

CROSSROADS SQUARE INVESTMENTS, a joint venture
whose address is 1000 North 9th. Street, Suite 25,
Grand Junction,
County of Mesa, State of

1328667 DSC EXEMPT 04:10 PM
JUN 01 1983 E.SAWYER/CLK&REC MESA CTY, CO
BOOK 1436 PAGE 739

Colorado, for the consideration of One and
No/1.00 Dollar and certain Valuable consideration
dollars, in hand paid, hereby sell(s) and convey(s) to the City of
Grand Junction, a Municipal Corporation

whose legal address is 250 North 5th. Street, Grand Junction County of
Mesa, and State of Colorado the following real property in the
County of Mesa, and State of Colorado, to wit:

A tract of land for road right of way purposes, being a portion of the SE 1/4 NE 1/4
of Section 36 Township 1 North, of Range 1 West of the Ute Meridian, City of
Grand Junction, County of Mesa, State of Colorado, more particularly described
as follows:

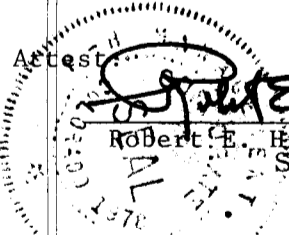
Commencing at a point on the Westerly right of way line of Horizon Drive, said
point being the most Southerly corner of Lot 1 of Block 1 of Crossroads Colo-
rado West; thence S. 54° 54' 30" W., 60.0 feet to a point on the Southerly right
of way line of Crossroads Boulevard, the True Point of Beginning; thence N. 35°
05' 30" W., 10.0 feet; thence S. 09° 54' 30" W., 14.14 feet; thence N. 54° 54'
30" E., 10.0 feet to the True Point of Beginning.

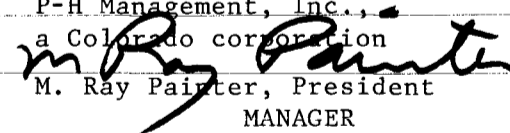
also known as street and number

with all its appurtenances, and warrant(s) the title to the same, subject to

Signed this 4th day of May, 1983

CROSSROADS SQUARE INVESTMENTS, a joint venture

Attest

Robert E. Hirons, Secretary
STATE OF COLORADO,
County of Mesa

By: P-H Management, Inc.,
a Colorado corporation

M. Ray Painter, President
MANAGER

} ss.

The foregoing instrument was acknowledged before me this 4th
day of May, 1983, by M. Ray Painter, President and Robert E. Hirons,
Secretary of P-H Management, Inc., a Colorado corporation, Manager of Crossroads
Square Investments, a Colorado joint venture.

My commission expires 10-1-83
Witness my hand and official seal.

Address: 2754 Compass Drive
Grand Junction, CO 81501


Notary Public

Handwritten notes at the top left of the page.

No. _____

WARRANTY DEED

TO

STATE OF COLORADO, }
County of _____ } ss.

I hereby certify that this instrument was filed
for record in my office this _____ day of
_____, 19____
at _____ o'clock ____ M., and duly recorded
in Book _____, Page _____
Film No. _____ Reception No. _____

Recorder.

By _____ Deputy.
Fees, \$ 300