

DAM06PAT

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	DAM MAD LAND COMPANY
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	2560 F ROAD (2560 PATTERSON)
PARCEL NO:	2943-074-00-018
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

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

2297500 BK 4079 PG 446-447
01/20/2006 04:07 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

Dam Mad Land Company, a Colorado Limited Liability Company, Grantor, 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, 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:

Commencing at the S1/4 Corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, whence the E1/16 of said Section 3 bears S 89°54'59"E for a basis of bearings; with all bearings contained herein relative thereto; thence S89°54'59"E a distance 445.05 feet; thence N00°02'44"E 28.00 feet to the Point of Beginning; thence N00°02'44"E 15.27 feet; thence S89°54'59"E 82.50 feet; thence S00°02'44"W 15.27 feet; thence N89°54'59"W 82.50 feet to the Point of Beginning.

Containing 1,259.7 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 covenants 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 20th day of January, 2006.

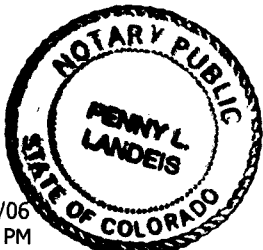
Dam Mad Land Company, LLC,
a Colorado Limited Liability Company

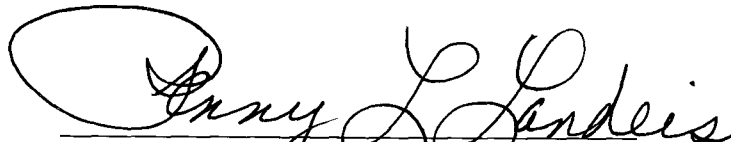

Lisa R. Proietti, Managing Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20th day of January, 2006, by Lisa R. Proietti, Managing Member for Dam Mad Land Company, LLC, a Colorado Limited Liability Company.

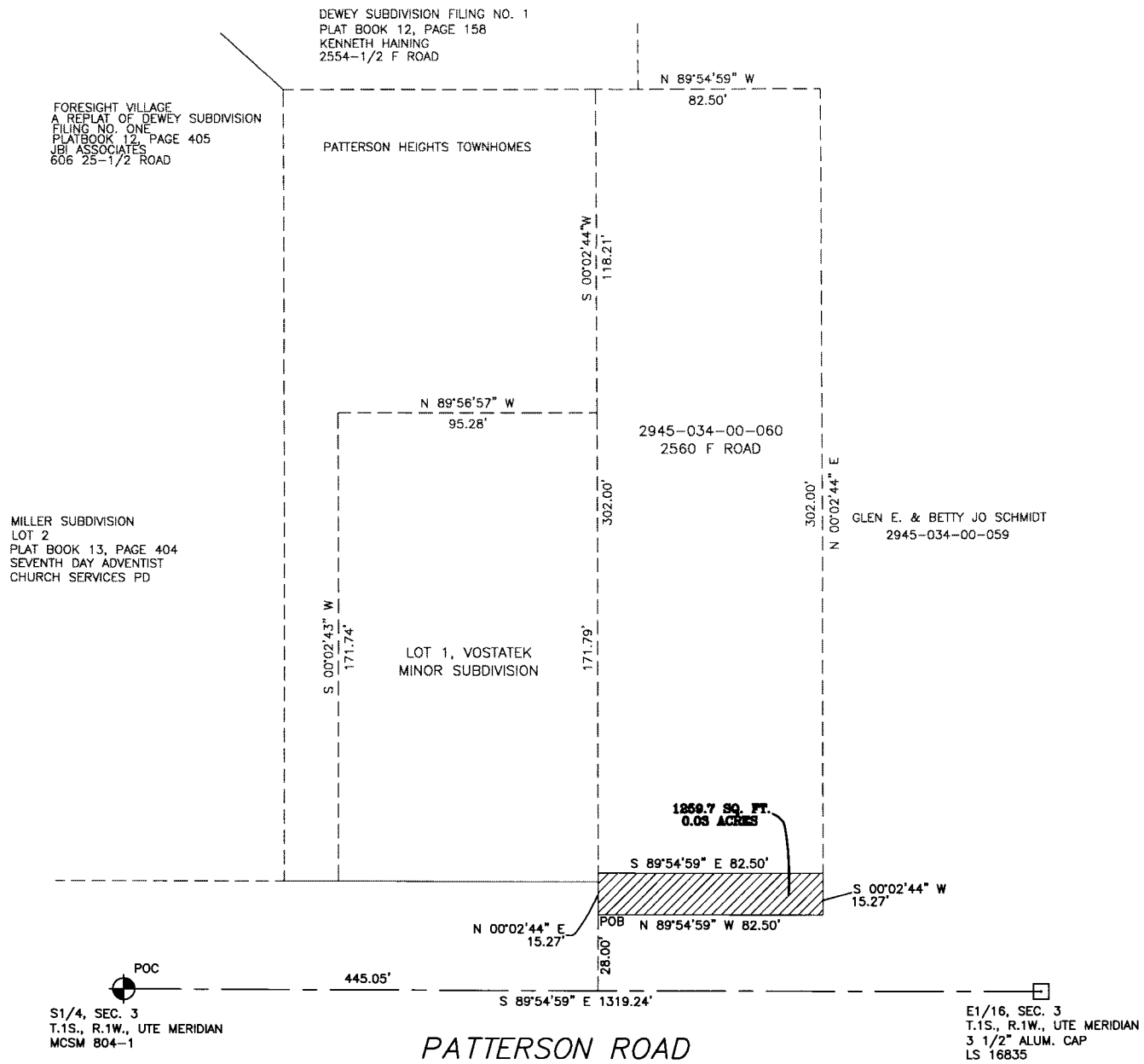
My commission expires: 11-16-06
Witness my hand and official seal.



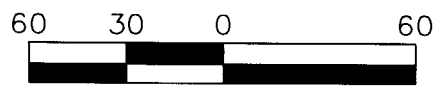

Notary Public

1/13/06
4:26 PM
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RIGHT OF WAY
 LOCATED IN SW 1/4 SE 1/4 OF SECTION 3,
 TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN



SCALE: 1" = 60'



Revised date: January 12, 2006

Prepared by: Stanley K. Werner, P.L.S. 27279