

2248833 BK 3877 PG 303-304
04/15/2005 04:37 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated this 30 day March, 2005, between DARTER, LLC, whose legal address is 786 Valley Ct., Grand Junction, Colorado 81505, grantor, and THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of ONE THOUSAND SEVEN HUNDRED THIRTY FIVE and 00/100 DOLLARS (\$1,735.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Parcel F-28 Rev, as described in Exhibit "A", dated March 16, 2005, attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself and for it's heirs, successors and assigns, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

DARTER, LLC

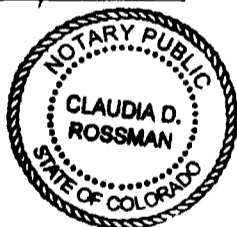
By Terry Lawrence
Terry Lawrence, General Partner

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 30 day of March, 2005, by Terry Lawrence, General Partner.

Witness my hand and official seal.

My commission expires: 10/17/2006



Claudia D. Rossman
Notary Public

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: LACHELLE HARRIS
P.O. Box 480306
DENVER, CO 80248-0306

RIVERSIDE PARKWAY
PARCEL F-28 REV

Carter Burgess

February 22, 2005
071514.402.1.0025
Revised March 16, 2005

Exhibit "A"

707 17th Street, Suite 2300
Denver, Colorado 80202-3404
Phone: 303.820.5240
Fax: 303.820.2402
www.c-b.com

PROPERTY DESCRIPTION
Parcel F-28Rev

A parcel of land being a portion of a tract of land described in Book 3626 at Page 596, Parcel 2, recorded on April 8, 2004 in the Mesa County Clerk and Recorder's office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 19 (a 2 1/2" MCSM brass cap #990) whence the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19) bears N89°39'18"W a distance of 2654.48 feet;
THENCE S88°21'44"W a distance of 866.98 feet to the POINT OF BEGINNING;

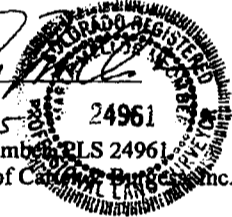
THENCE N89°39'18"W a distance of 200.00 feet;
THENCE N00°00'00"E along the westerly line of said tract of land described in Book 3625 at Page 596, Parcel 2 a distance of 30.00 feet;
THENCE S89°39'18"E along the northerly line of the Northwest Quarter of said Section 19 a distance of 200.00 feet;
THENCE S00°00'00"W along the easterly line of said tract of land described in Book 3625 at Page 596, Parcel 2 a distance of 30.00 feet to the POINT OF BEGINNING.

The above described parcel contains 6000 square feet, (0.138 Acres), more or less.

Currently 1595 square feet (0.037 Acres) more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Marla Mellor McOmber
Prepared by
Date: 3/16/05
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter Burgess, Inc.



Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.