

DIB01FRD

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: DIBSON CORP., LLC, A COLORADO LIMITED LIABILITY COMPANY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2412 F ROAD, LOT 5A, MESA VILLAGE SUBDIVISION

PARCEL NO.: 2945-043-04-011 THROUGH
2945-043-04-018

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Dibson Corp., LLC, a Colorado limited liability company, Grantor, for and in consideration of the sum Ten and No/100 Dollars (\$10.00), 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, address of 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, all of its right, title and interest in and to the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

See Exhibit A attached hereto and incorporated by reference herein.

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 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.

Grantor intends to convey all of its right, title and interest to the described property, including fee simple title, even though Grantee is acquiring the property for transportation purposes.

Executed and delivered this 15th day of October, 2001.

GRANTOR:

DIBSON CORP., LLC

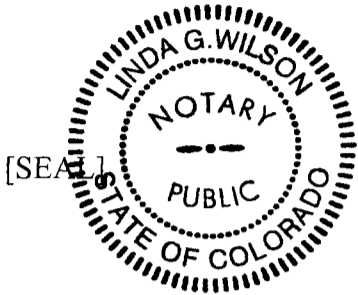
By: Norma Elaine Dibble
Name: Norma Elaine Dibble
Title: Manager

By: Paul Allen Dibble
Name: Paul Allen Dibble
Title: Manager

STATE OF COLORADO)
) ss,
COUNTY OF MESA)

Subscribed and sworn to before me this 15th day of October, 2001, by Paul A. Dibble, as Manager of Dibson Corp., LLC.. and **Norma Elaine Dibble as Manager of Dibson Corp., LLC..**

My commission expires: 08-21-01



Linda G. Wilson
Notary Public

EXHIBIT A

Legal Description of Right of Way

Street Dedication - Parcel #E

PROPERTY DESCRIPTION

A parcel of land situated in Lots 5A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; being more particularly described as follows:

Beginning at the Southwest corner of said Lot 5A;
 Thence along the West line of said Lot 5A, North 00°06'21" East, a distance of 231.75 feet to a point of cusp on a 183.25 foot radius curve concave to the West;
 Thence 110.82 feet Southeasterly along the arc of said curve, through a central angle of 34°38'57", with a chord bearing South 17°13'08" East, a distance of 109.14 feet;
 Thence South 00°06'21" West tangent to said curve, a distance of 113.88 feet;
 Thence South 89°54'22" East, a distance of 16.13 feet;
 Thence South 44°56'59" East, a distance of 19.20 feet to the South line of said Lot 5A;
 Thence South 89°59'40" West, a distance of 62.22 feet to the Point of Beginning,

Mesa County, Colorado.

This description was prepared by:
 Dennis R. Shellhorn
 Colorado P.L.S. 18478
 529 25 1/2 Road, Suite 210
 Grand Junction, Colorado

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.