

WARRANTY DEED

David M. Eddy whose address is PO Box 2633, Grand Junction, CO 81502-2633, 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 real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, situated in the SE ¼, NE ¼ SECTION 26, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, STATE OF COLORADO:

COMMENCING AT THE NE 1/16 CORNER OF SAID SECTION 26; THENCE S 89°48'00" E 459.10 FEET ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION 26; THENCE SOUTH 184.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 5.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY FOR HIGHWAY 50; THENCE N 64°53'00" W 99.40 FEET; THENCE NORTH 5.52 FEET; THENCE S 64°53'00" E 99.40 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Containing 497 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 he 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 30th day of June, 2008.

David M Eddy
David M. Eddy

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30th day of June, 2008, by David M. Eddy.

My commission expires 10/29/2009.

Witness my hand and official seal.



Gayleen Henderson
Notary Public

EXHIBIT "A"

(BASIS OF BEARING)

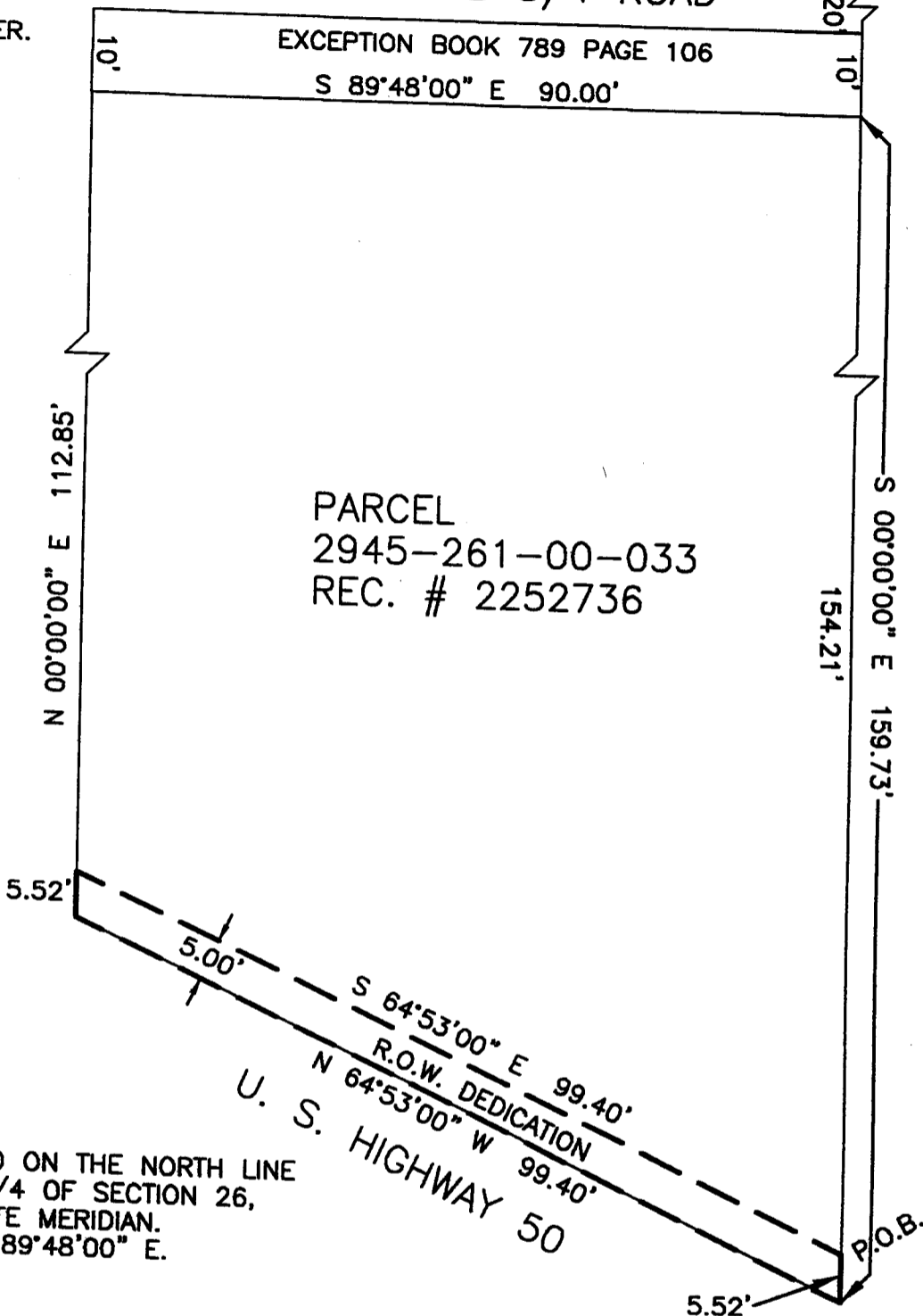
NE 1/16 CORNER
SECTION 26
T1S, R1W UTE MER.

S 89°48'00" E 459.10' B 3/4 ROAD

EXCEPTION BOOK 789 PAGE 106

S 89°48'00" E 90.00'

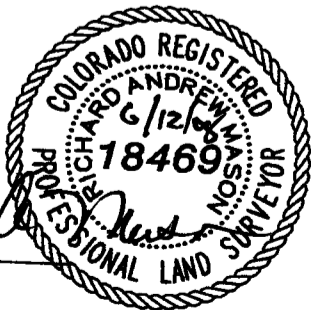
PARCEL
2945-261-00-033
REC. # 2252736



BEARINGS ARE BASED ON THE NORTH LINE
OF THE SE1/4, NE1/4 OF SECTION 26,
T1S, R1W OF THE UTE MERIDIAN.
SAID LINE BEARS: S 89°48'00" E.

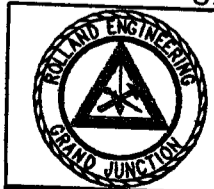
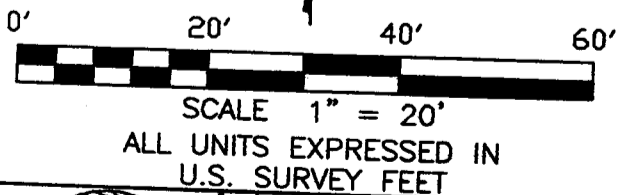
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the Office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

Richard A. Mason



Richard A. Mason
Registered Professional Land Surveyor
P.L.S. No. 18469

6/12/08
Date



ROLLAND ENGINEERING
405 Ridge Blvd
Grand Jct, CO 81503
(970) 243-8300

File Name: C:\PROJECT\A7277\A7277PERMITS.DWG			
EXHIBIT			
RIGHT OF WAY DEDICATION SE 1/4, NE 1/4, SECTION 26 T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION MESA COUNTY, COLORADO			
Designed	Checked	Proj	Sheet
RAB	RAM	A7277	1
Date	Date	Date	Date
4/25/2008	5/28/08		of 10F1

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