

EPR03DRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF PROPERTY OWNER OR GRANTOR: EPHEMERAL
RESOURCES, LLC

PURPOSE: FOR PUBLIC ROADWAY AND UTILITIES
RIGHT-OF-WAY PURPOSES, D ROAD GRAVEL PIT

ADDRESS: 2937 D ROAD

PARCEL NO: 2943-202-00-006

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2003

EXPIRATION: NONE

DESTRUCTION: NONE

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

BOOK 3326 PAGE 657
2115513 04/10/03 0247PM
JANICE WARD CLK&REC MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

2 PAGE DOCUMENT

WARRANTY DEED

Ephemeral Resources, LLC, 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 granted and conveyed, and by these presents does hereby 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 tracts or parcels of land for Public Roadway and Utilities right-of-way purposes, to wit:

See 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 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.

Executed and delivered this 7th day of April, 2003.

Ephemeral Resources, LLC, a Colorado limited liability company, Grantor:


By [Signature]
Harold F. Elam, Manager

By [Signature]
Mark A. Gardner, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of April, 2003, by Harold F. Elam and Mark A. Gardner, managers of Ephemeral Resources, LLC, a Colorado limited liability company.

My commission expires 9-6-04.
Witness my hand and official seal.

[Signature]
Notary Public


Parcel No. 1: A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes situate in and being a part of the East ½ of the Northeast ¼ of the Northwest ¼ ("E½ NE¼ NW¼") of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Beginning at the North ¼ corner of said Section 20, and considering the North line of the E½ NE¼ NW¼ of said Section 20 to bear N 90°00'00" E with all bearings contained herein being relative thereto;
 thence S 00°01'52" W along the East line of the E½ NE¼ NW¼ of said Section 20 a distance of 1324.46 feet, more or less, to the Southeast corner of the E½ NE¼ NW¼ of said Section 20;
 thence S 89°53'36" W along the South line of the E½ NE¼ NW¼ of said Section 20 a distance of 30.00 feet;
 thence leaving the South line of the E½ NE¼ NW¼ of said Section 20, N 00°01'52" E a distance of 1252.59 feet;
 thence N 44°59'21" W a distance of 31.00 feet;
 thence S 90°00'00" W a distance of 606.89 feet, more or less, to a point on the West line of the E½ NE¼ NW¼ of said Section 20;
 thence N 00°04'35" E along the West line of the E½ NE¼ NW¼ of said Section 20 a distance of 50.00 feet to the Northwest corner of the E½ NE¼ NW¼ of said Section 20;
 thence N 90°00'00" E along the North line of the E½ NE¼ NW¼ of said Section 20 a distance of 658.78 feet, more or less, to the Point of Beginning.
 The above described tract or parcel of land contains 71,415.06 square feet, more or less (1.639 acres, more or less).

AND ALSO

Parcel No. 2: A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes situate in and being a part of the East ½ of the Southeast ¼ of the Northwest ¼ ("E½ SE¼ NW¼") of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

The East 30.0 feet of the of the East ½ of the Southeast ¼ of the Northwest ¼ ("E½ SE¼ NW¼") of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

The above described tract or parcel of land contains 39, 767.10 square feet, more or less (0.913 acres, more or less).

AND ALSO

Parcel No. 3: A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes situate in and being a part of the East ½ of the Northeast ¼ of the Southwest ¼ ("E½ NE¼ SW¼") of Section 20, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Beginning at the Center ¼ Corner of said Section 20, and considering the North line of the Northeast ¼ of the Northwest ¼ ("NE¼ NW¼") of said Section 20 to bear N 90°00'00" E with all bearings contained herein being relative thereto;
 thence S 00°00'25" W along the East line of the E½ NE¼ SW¼ of said Section 20 a distance of 569.60 feet to a point;
 thence leaving the East line of the E½ NE¼ SW¼ of said Section 20, S 89°57'49" W a distance of 30.00 feet;
 thence N 00°00'25" E a distance of 569.62 feet, more or less, to a point on the North line of the E½ NE¼ SW¼ of said Section 20;
 thence S 89°59'19" E along the North line of the E½ NE¼ SW¼ of said Section 20 a distance of 30.00 feet to the Point of Beginning.
 The above described tract or parcel of land contains 17,088.30 square feet, more or less (0.392 acres, more or less).