

**WARRANTY DEED**

THE FALLS HOMEOWNERS ASSOCIATION, INC.

COLORADO NON-PROFIT  
a corporation duly organized and existing under and by virtue of the laws of

the State of COLORADO.

whose address is <sup>589 V. G. Jm</sup> ~~588~~ GRAND CASCADE WAY  
GRAND JUNCTION COLO. 81501

of the \*County of MESA, and State of COLORADO

, for the consideration of TEN (\$10.00) AND 00/100 dollars,  
in hand paid, hereby sells and conveys to THE CITY OF GRAND JUNCTION, A HOME  
RULE MUNICIPALITY.

whose legal address is 250 NORTH 5TH STREET *Grand Junction*,  
in the County of MESA, and State of COLORADO, the following  
real property in the County of MESA, and State of Colorado, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY REFERENCE;

also known as street and number as VACANT LAND FOR ROADWAY AND UTILITIES  
AND RIGHT-OF-WAY PURPOSES.  
with all its appurtenances, and warrants the title to the same, subject to: NONE

Signed this 5th day of January, 1995.

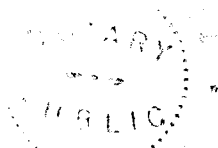
Elizabeth J. Harris  
Secretary

By Alvin J. Myers  
President

STATE OF COLORADO,  
County of Mesa } ss

The foregoing instrument was acknowledged before me this 5th day of January, 1995,  
by Alvin J. Myers as President and  
Elizabeth J. Harris as Secretary of  
The Falls Homeowners Assoc. Inc., a corporation.

My commission expires 2-6-95  
Witness my hand and official seal.



Donna Seif  
Notary Public

\*If in Denver, insert "City and"

Name and Address of Person Creating Newly Created Legal Description (38-35-106.5 C.R.S.)

## THE FALLS

## ADDITIONAL RIGHT-OF-WAY

This is the description for additional right-of-way located in Section 7, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado. It is described by metes-and-bounds as follows:

Beginning at a point on the west right-of-way line of 28.5 Road which is  $S01^{\circ}26'21''W$  1103.31 feet from the north quarter corner of Sec. 7, then along the following three courses:

1.  $S00^{\circ}16'29''E$  113.28 feet along the west right-of-way line of 28.5 Road;
2. along the arc of a non tangent curve deflecting to the right with a radius of 49.00 feet; a central angle of  $197^{\circ}20'54''$ , and a chord bearing  $N10^{\circ}39'34''W$  96.88 feet;
3. along the arc of a tangent curve deflecting to the left with a radius of 18.00 feet, a central angle of  $88^{\circ}17'22''$ , and a chord bearing  $N43^{\circ}52'12''E$  25.07 feet to the beginning.

The area of additional right-of-way, as described, is 0.12 acres.

The basis for bearings is assumed  $S00^{\circ}16'29''E$  from the north quarter corner to the center north sixteenth corner of Sec 7. Both corners are Mesa County Survey Monuments.

