

GJG07HW6

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	GJGG HOLDINGS, LLC.
PURPOSE:	ROAD RIGHT-OF-WAY PURPOSES
ADDRESS:	2573 HIGHWAY 6 AND 50- GOLD'S GYM
PARCEL NO:	2945-151-00-110
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

RECEPTION #: 2403160, BK 4519 PG 984 09/21/2007 at
03:45:30 PM, 1 OF 2, R \$10.00 S \$1.00 EXEMPT Doc
Code: WD
Janice Rich, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED

GJGG Holdings, LLC, a limited liability company, Grantor, whose address is 11635 South 700 East #100, Draper, UT 84020, for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, 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, Grantee**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

The parcel of land is located in a tract of land situated in the NW¹/₄ of the NE¹/₄ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, the ownership of which is demonstrated at Book 4397, Page 394 in the records in the office of the Mesa County Clerk and Recorder and being more particularly described as follows:

Beginning at the northwesterly corner of a parcel of land, which is identical with the northwesterly corner of said tract of land, which bears N 89° 57' 42" W, 462.81 feet and N 00°07'20" W, 632.41 feet from the NE 1/16 corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian and considering the south line of the NW¹/₄ of the NE¹/₄ of said Section 15 to bear N 89° 57' 42" W, with all other bearings herein relative thereto;

1. Thence S 89° 47' 16" E, 214.96 feet;
2. Thence S 45° 55' 08" E, 75.03 feet;
3. Thence N 89° 47' 16" W, 268.75 feet;
4. Thence N 00° 07' 20" W, 52.00 feet to the Point of Beginning.

Parcel of land as described above contains 0.289 acres 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 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 20TH day of SEPTEMBER, 2007.

GJGG Holdings, LLC,
a limited liability company

By: [Signature]
Steve Broadbent, Manager

State of Utah)
)ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 20th day of September 2007, by Steve Broadbent, Manager, GJGG Holdings, LLC, a limited liability company.

My commission expires 10/29/2009.



[Signature]
Notary Public

EXHIBIT A

GREGG MINOR SUBDIVISION
PLAT BOOK 17, PAGE 134

2945-151-19-003
PAREGIEN-WELLER, LLC
2571 HIGHWAY 6 & 50
GRAND JCT., CO

E 1/16 CORNER
SECTION 10 AND 15
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN
MCSM No.1270

POINT OF
BEGINNING

S89°47'16"E 214.96'

52' RIGHT-OF-WAY
0.289 ACRES±

N89°47'16"W 268.75'

SANITARY SEWER EASEMENT
BOOK 2612, PAGE 858

HIGHWAY 6 & 50
BOOK 686, PAGE 235

S45°55'08"E 346.35'
WESTERLY RIGHT OF WAY LINE OF HIGHWAY 6&50

20' WATERLINE
EASEMENT
BOOK 2612,
PAGE 855

EAST LINE OF NW 1/4 OF THE NE 1/4
N00°03'30"W

MALDONADO STREET

632.41'

N00°07'20"W

30' RIGHT-OF-WAY
BOOK 2612, PAGE 849

30' RIGHT-OF-WAY
BOOK 2612, PAGE 853

30'

30'

2945-151-00-111
2573 HIGHWAY 6 AND 50

GJGG HOLDINGS, LLC
BOOK 4397, PAGE 394.
6.032 ACRES±
(VACANT LAND)

S00°03'30"E 390.97'

2945-151-00-016
(2575 HIGHWAY 6 & 50)
CLINT R. & DIANA L. JANOWITZ
2224 SADDLEHORN ROAD
GRAND JCT., CO

2945-151-10-031
JAWS, LLC
1616 SPRUCE COURT
GRAND JCT., CO

NE 1/16 CORNER
SECTION 15
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN
2" BRASS CAP

SOUTH LINE OF NW 1/4 OF THE NE 1/4

N89°57'42"W 1321.39'

N89°57'42"W

462.81'

C-N 1/16 CORNER
SECTION 15
TOWNSHIP 1 SOUTH,
RANGE 1 WEST,
UTE MERIDIAN
PLS 17485

BASIS OF BEARINGS

2945-151-10-010
(540 W. GUNNISON AVENUE)
TOM E. ELDER
HJ KENDRICK & LINDA G. LACROIX
2230 CORTINA COURT
GRAND JCT., CO

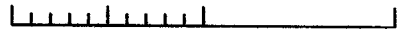
2945-151-10-011
RALPH GUERRIE
520 W. GUNNISON AVENUE
GRAND JCT., CO

SIX AND FIFTY WEST SUBDIVISION,
FILING NO. TWO
PLAT BOOK 12, PAGE 101

N

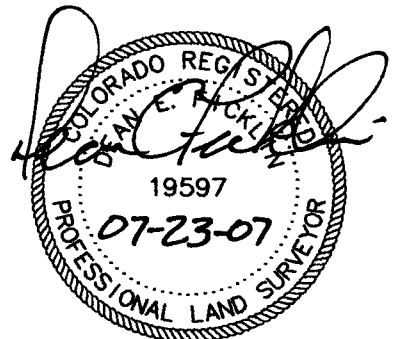


FEET 100 0 100 FEET



GRAPHIC SCALE

SCALE: 1 INCH = 100 FEET



Dean E. Ficklin
P.L.S., 19597