

GJS04245

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>DEED (WARRANTY)</b>
NAME OF PROPERTY OWNER OR GRANTOR:	GRAND JUNCTION SUPER BOWL, LLC
PURPOSE:	RIGHT-OF-WAY 1 - FEE SIMPLE FOR STREET AND ALL OTHER PUBLIC PURPOSES
ADDRESS:	637 24 ½ ROAD
PARCEL NO:	2945-043-15-001
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

WARRANTY DEED

2211801 BK 3731 PG 110-112
09/02/2004 04:15 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

Grantor, GJ Super Bowl, LLC, whose legal address is PO Drawer 790, Glenwood Springs, CO 81602, County of Garfield, State of Colorado, for the nominal consideration of ONE DOLLAR (\$1.00) hereby conveys to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose legal address is 250 North Fifth Street, Grand Junction, Colorado 81501, the following real property in the City of Grand Junction, County of Mesa, and State of Colorado, to wit:

As described on the attached Exhibit which is entitled "ROW 1" and "PROPERTY DESCRIPTION"

And warrant(s) title to the same in fee simple for street and all other public purposes.

Signed this 27th day of August, 2004.

GJ Super Bowl, LLC

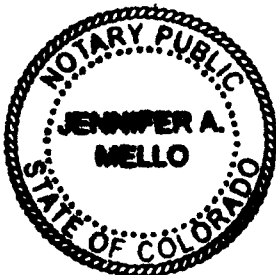
By: [Signature]
Chris Motz, Manager

STATE OF COLORADO )
)ss.
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27th day of August, 2004 by Chris Motz as Manager of GJ Super Bowl, LLC.

Witness my hand and official seal.
My Commission expires: 10-26-04

[Signature]
Notary Public



My Commission Expires
October 24, 2008

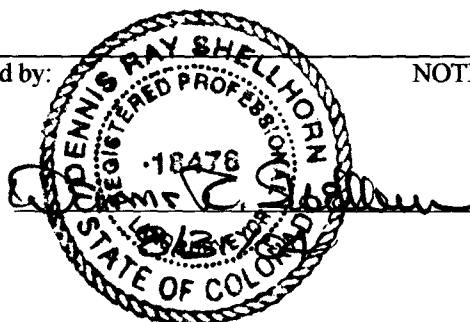
**PROPERTY DESCRIPTION**

A parcel of land situated in Lot 1 of D & G Minor Subdivision, in the NE1/4 SW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 1;  
Thence along the East line of said Lot 1, South 00°00'20" West, a distance of 99.24 feet to the Southeast corner of said Lot 1;  
Thence along the South line of said Lot 1, North 89°59'40" West, a distance of 10.00 feet;  
Thence North 00°00'20" East, a distance of 15.52 feet;  
Thence North 45°04'19" West, a distance of 30.65 feet;  
Thence South 89°52'02" West, a distance of 375.55 feet;  
Thence 153.35 feet along the arc of a 326.00 foot radius tangent curve to the right, through a central angle of 26°57'09", with a chord bearing North 76°39'23" West, a distance of 151.94 feet to a point of reverse curvature;  
Thence 87.19 feet along the arc of a 274.00 foot radius curve to the left, through a central angle of 18°13'57", with a chord bearing North 72°17'48" West, a distance of 86.82 feet to the North line of said Lot 1;  
Thence North 89°52'02" East, a distance of 637.81 feet to the Point of Beginning.

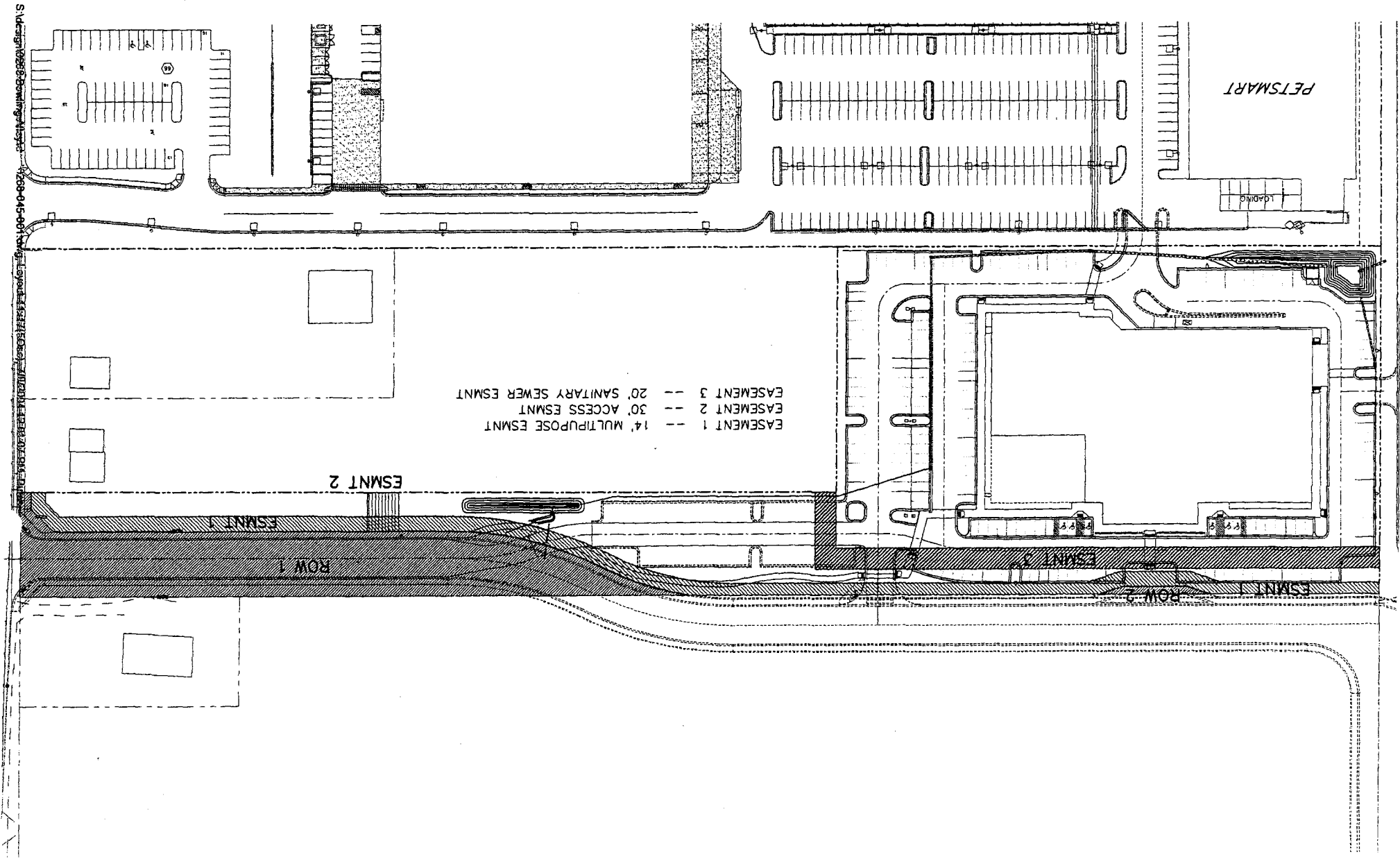
Containing 0.786 acres, more or less.

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.

RECORDER NOTE: POOR QUALITY DOCUMENT  
PROVIDED FOR REPRODUCTION



Scale: 1/8" = 10'-0" (Horizontal) 1/16" = 10'-0" (Vertical)