

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

Copy

2304144 BK 4103 PG 127-129
02/28/2006 03:55 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

3 PAGE DOCUMENT

SPECIAL WARRANTY DEED

The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantor, for and in consideration of the sum of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00), 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 GN LLC, a Colorado Limited Liability Company, Grantee, its successors and assigns forever, the following described tract or parcel of land, to wit:

A tract of land located in the Northwest Quarter (NW1/4) of Section 14, T11S, R101W, of the 6th Principal Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Lot 11 of the Replat of Lots 10, 11 and 12 of Panorama Subdivision, Filing No.2, as recorded in Plat Book 9, Page 200, in the office of the Mesa County Clerk and Recorder;

- thence N64°41'00" W along the Northerly line of said Lot 11, a distance of 152.0 feet;
- thence N04°11'00" E, a distance of 246.0 feet to the POINT OF BEGINNING;
- thence N46°30'00" W, a distance of 145.0 feet;
- thence N43°30'00" E, a distance of 100.0 feet;
- thence S46°30'00" E, a distance of 240.0 feet;
- thence S43°30'00" W, a distance of 100.0 feet;
- thence N46°30'00" W, a distance of 95.0 feet, more or less, to the point of beginning.

Containing 24,000.00 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 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 claiming by, through or under Grantor.

Executed and delivered this 28th day of FEBRUARY, 2006.

The City of Grand Junction,
A Colorado Home Rule Municipality



Kelly Arnold, City Manager

Attest:



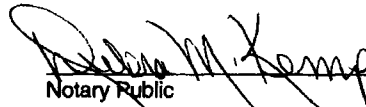
Stephanie Tuin, City Clerk

State of Colorado)
)ss.
County of Mesa)

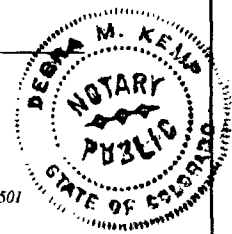
The foregoing instrument was acknowledged before me this 27th day of February, 2006, by Kelly Arnold as City Manager and attested to by Stephanie Tuin as City Clerk of the City of Grand Junction, a Colorado Home Rule Municipality.

My commission expires: 3/13/09

Witness my hand and official seal.



Notary Public



2/22/2006
11:18 AM
G:\peggyh\Parcel Acquisition\QueallySWD.doc

Accepted By:

GN LLC, A Colorado Limited Liability Company

Michael B. Queally
Michael B. Queally, Manager

State of Colorado)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28TH day of FEBRUARY, 2006, for GN LLC, A Colorado Limited Liability Company by Michael B. Queally, Manager.

My commission expires: 10/09/2007

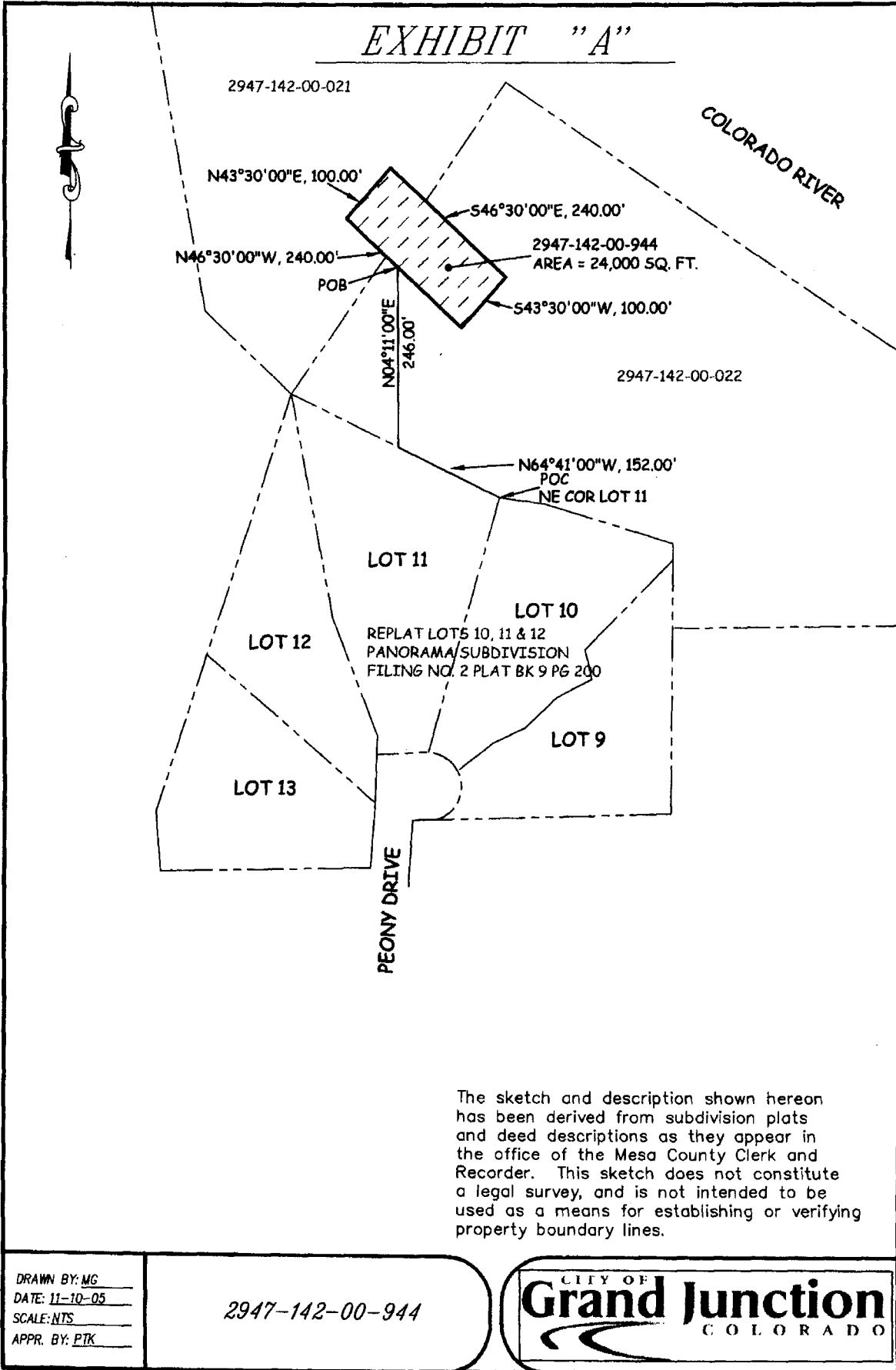
Witness my hand and official seal.



My Commission Expires 10/09/2007

Michael Grizenko
MICHAEL GRIZENKO
NOTARY PUBLIC

EXHIBIT "A"



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.

DRAWN BY: MG
DATE: 11-10-05
SCALE: NTS
APPR. BY: PTK

2947-142-00-944

