

GOO06245

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	GOODWILL INDUSTRIES OF COLORADO SPRINGS
PURPOSE:	PARCEL OF LAND FOR PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	630 24 ½ ROAD
PARCEL NO:	2945-044-16-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

RECEPTION #: 2354092, BK 4317 PG 253 12/18/2006 at
01:45:51 PM, 1 OF 3, R \$15.00 S \$1.00 EXEMPT Doc
Code: WD
Janice Ward, Mesa County, CO CLERK AND
RECORDER

WARRANTY DEED

Goodwill Industries of Colorado Springs, a Colorado non-profit corporation, 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 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**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A parcel of land for road right-of-way and utilities located in the Northeast Quarter of the Southeast Quarter (NW1/4SE1/4) of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

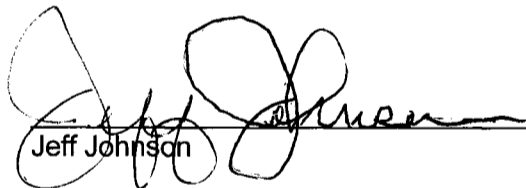
The west ten (10.00) feet of Lot 1 of Market Square North, a subdivision of the City of Grand Junction, Mesa County, Colorado, the plat of which is recorded at Reception No. 2011258 of the Mesa County records.

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 whomsoever.

Executed and delivered this 13th day of December, 2006.

Goodwill Industries of Colorado Springs,
a Colorado non-profit corporation,
by:

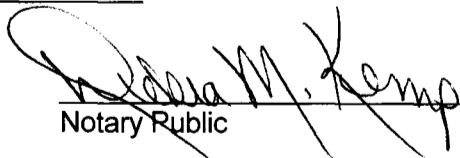


Jeff Johnson

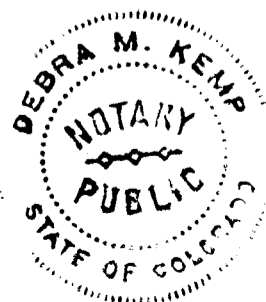
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of December, 2006, by Jeff Johnson for Goodwill Industries of Colorado Springs, a Colorado non-profit corporation.

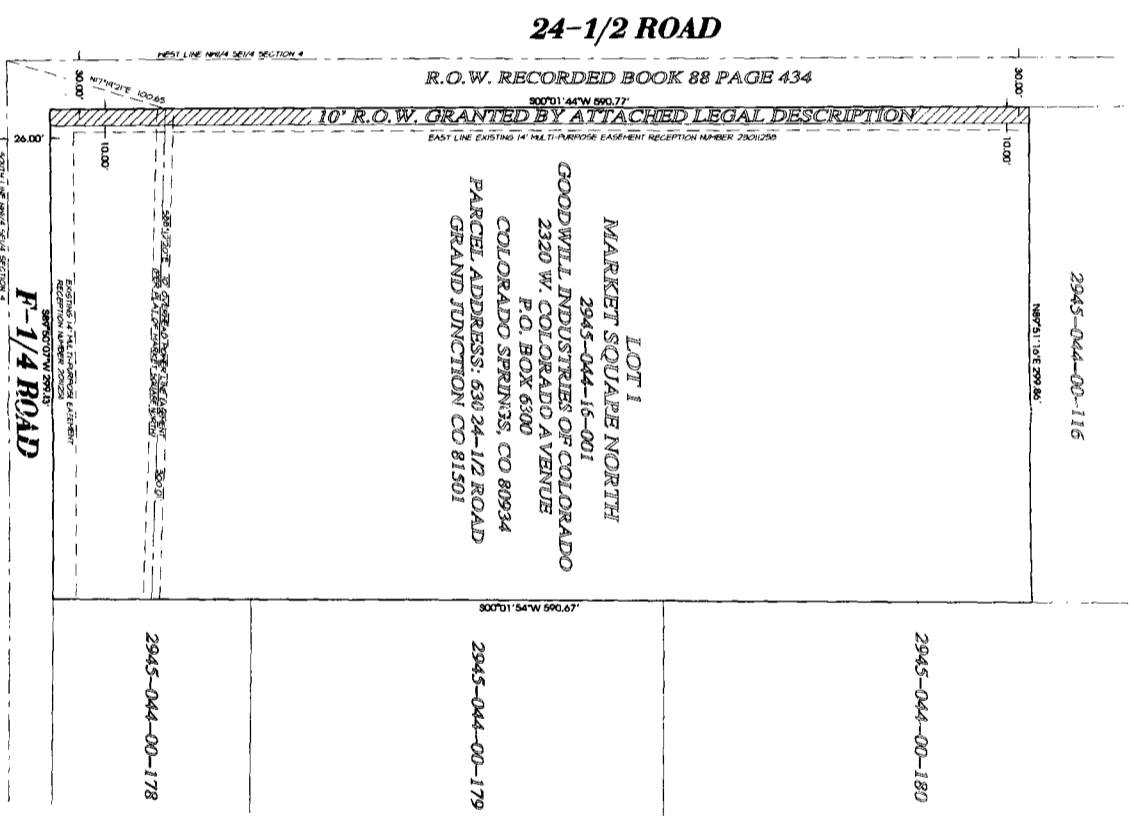
My commission expires: 3/13/09
Witness my hand and official seal.



Notary Public



RIGHT-OF-WAY EXHIBIT



R.O.W. RECORDED BOOK 88 PAGE 434

10' R.O.W. GRANTED BY ATTACHED LEGAL DESCRIPTION

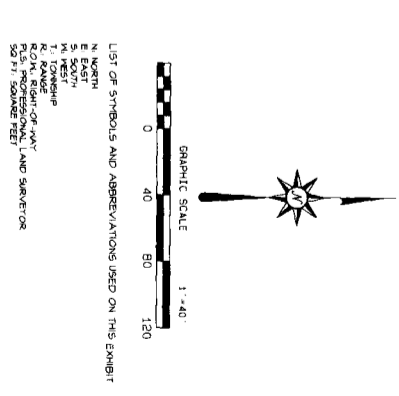
LOT 1
 MARKET SQUARE NORTH
 2945-044-16-001
 GOODWILL INDUSTRIES OF COLORADO
 2320 W. COLORADO AVENUE
 P.O. BOX 6300
 COLORADO SPRINGS, CO 80934
 PARCEL ADDRESS: 630 24-1/2 ROAD
 GRAND JUNCTION CO 81501

R.O.W. RECORDED BOOK 289 PAGE 220



NOTICE: According to Colorado law, this plat, containing any legal description, is subject to the provisions of the Colorado Real Estate Commission Act, which requires that the plat be filed with the County Clerk of the County in which the land is located. The plat is subject to the provisions of the Colorado Real Estate Commission Act, which requires that the plat be filed with the County Clerk of the County in which the land is located.

This exhibit is a graphical representation of a written description, and is provided as a condition of approval by the City of Grand Junction. It is NOT a survey. It is not to be relied upon for boundary or title matters. It is not intended to be a legal document and does not replace, correct or supersede the attached easement description.



This sketch was created without benefit of an abstract or current title commitment. Accuracy of this sketch is not guaranteed and no warranty, express or implied, is made by the surveyor. The surveyor is not responsible for any errors or omissions in this sketch. The surveyor is not responsible for any errors or omissions in this sketch. The surveyor is not responsible for any errors or omissions in this sketch.

EXHIBIT

SECTION: NW1/4, SE1/4, S4	TOWNSHIP: 1 SOUTH	RANGE: 1 WEST	COUNTY: GRAND JUNCTION
THOMPSON-LANGFORD CORPORATION			
DATE: 2008 1/2	PROJECT: 24-1/2	SCALE: 1"=40'	DATE: 2008-08-27
DRAWN BY: [Name]	CHECKED BY: [Name]	APPROVED BY: [Name]	DATE: 2008-08-27
DATE OF EXPIRY: [Date]	PROFESSIONAL LAND SURVEYOR: [Name]	STATE NO.: [Number]	EXPIRES: [Date]
DATE OF EXPIRY: [Date]	PROFESSIONAL LAND SURVEYOR: [Name]	STATE NO.: [Number]	EXPIRES: [Date]