

INT08265

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF PROPERTY OWNER
OR GRANTOR OR GRANTEE: INTERNATIONAL CHURCH OF THE
FOURSQUARE GOSPEL, A RELIGIOUS
CORPORATION OF CALIFORNIA

PURPOSE: PUBLIC ROADWAY AND UTILITIES FOR
RIGHT-OF-WAY PUPOSES

ADDRESS: F ½ AND 26 ½ ROAD

PARCEL NO: 2945-024-30-951

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2008

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RECEPTION #: 2471182, BK 4774 PG 940 01/08/2009 at
03:33:25 PM, 1 OF 4, R \$20.00 S \$1.00 D \$0.00
EXEMPT Doc Code: WD
Janice Rich, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED

International Church of the Foursquare Gospel, a Religious Corporation of California, Grantor, whose address is 1910 West Sunset Boulevard, Suite 200, Los Angeles, California, 90026, for and in consideration of the sum of One Thousand Five Hundred Ninety-Six and 33/100 Dollars (\$1,596.33), 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**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, located in the Southeast Quarter (SE ¼) of Section 2, 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:

Beginning at the Southwest corner of Canal Tract B, Logan Creek Subdivision, as same is recorded in Book 4477, Pages 698 and 699, at the office of the Mesa County Clerk and Recorder, and considering the West line of the SE ¼ of said Section 2 to bear S00°01'13"W, with all bearings herein being relative thereto; thence N00°01'13"E, along the West line of said Canal Tract B, a distance of 26.56 feet; thence S89°58'47"E a distance of 20.00 feet; thence S00°01'13"W a distance of 26.65 feet to the South line of said Canal Tract B; thence N89°44'07"W, along said South line of Canal Tract B, a distance of 20.00 feet, more or less, to the point of beginning.

Containing 532.11 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 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 18 day of December, 2008.

International Church of the Foursquare Gospel
a Religious Corporation of California

By: *Sterling Brackett*
Title: Sterling Brackett, Secretary - Treasurer
By: *Tim J. Baskin*
Tim J. Baskin, Asst. Secretary

State of _____)
County of _____) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by _____ as the _____ for International Church of the Foursquare Gospel, a Religious Corporation of California.

My commission expires: _____

Witness my hand and official seal.

Please see attachment
Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

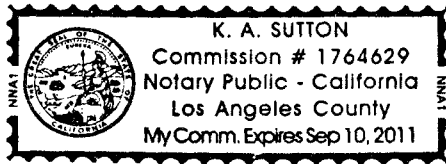
On December 22, 2008 before me, K.A. Sutton, Notary Public

personally appeared Sterling Brackett and Tim J. Baskin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature K.A. Sutton
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

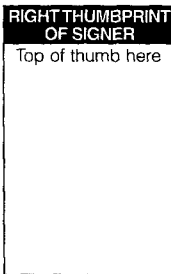
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Sterling Brackett

- Individual
- Corporate Officer — Title(s): Secretary-Treas.
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: ICFG

Signer's Name: Tim J. Baskin

- Individual
- Corporate Officer — Title(s): Asst. Secretary
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: ICFG

EXHIBIT "A"

AREA = 832.33 SQUARE FEET

2945-024-30-951
INTERNATIONAL CHURCH OF THE
FOURSQUARE GOSPEL
1100 SLENDALE BLVD.
LOS ANGELES, CA 90026

CANAL TRACT 3

20' UTILITY EASEMENT

LOGAN CREEK SUBDIVISION
BOOK 4477, PAGES 698 & 699

LEVI COURT

14' MULTI-PURPOSE EASEMENT
W/51 LINE LOGAN CREEK SUBDIVISION

26 1/2 ROAD

LINEAL FEET = 30 SURVEY FOOT

COOPERATIONS

- 1. [unclear]
- 2. [unclear]
- 3. [unclear]
- 4. [unclear]
- 5. [unclear]
- 6. [unclear]
- 7. [unclear]
- 8. [unclear]
- 9. [unclear]
- 10. [unclear]

The creator of a parcel of snow person
from the [unclear] subdivision map
was filed [unclear] as they exist in
the office of the Weld County Clerk and
Recorder. The creator does not guarantee
or warrant the accuracy of the
survey, and is not intended to be
used as a means for establishing or verifying
property boundary lines.

[Signature]
8/18/08



N:\MapInfo\Proj\62200\681-26.5-F-6 BRIDGE REPLACEMENT.dwg From Real Estate 3 04 08\7\F5 BRIDGE EXHIBITS.dwg 8/1/2008 7:30:50 AM

DATE OF SURVEY
STATE OF CO
APPD BY [unclear]

26 1/2 ROAD BRIDGE REPLACEMENT
R/W - 201

2945-024-30-951

CITY OF
Grand Junction
COLORADO