LAC04RED

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

DEED (SPECIAL WARRANTY)

NAME OF PROPERTY OWNER

OR GRANTOR OR GRANTEE: LA CIMA II, LLC

PURPOSE:

PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

PURPOSES FOR RED TAIL RIDGES SUBDIVISION

ADDRESS:

INTERSECTION OF A 1/4 ROAD AND

DRY CREEK ROAD

PARCEL NO:

2943-324-00-173

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2004

EXPIRATION:

NONE

DESTRUCTION:

NONE

WHEN RECORDED RETURN TO:

City of Grand Junction **Real Estate Division** 250 North 5th Street **Grand Junction, CO 81501**

206024 BK 3710 PG 281-282 08/03/2004 03:42 PM Janice Ward CLK&REC Mesa County,

SurCha \$1.00 RecFee \$10.00

0.0

DocFee EXEMPT

SPECIAL WARRANTY DEED

LA CIMA II LLC., a Colorado limited liability company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 tract or parcel of land for Public Roadway and Utilities right-of-way purposes situate in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ ("NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ ") of Section 32, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the SE 1/16 corner of said Section 32 and considering the line between the said SE 1/16 corner and the C-S 1/16 corner of said Section 32 to bear S 89°31'13" W with all bearings contained herein being relative thereto; thence S 89°31'13" W a distance of 654.66 feet to the True Point of Beginning;

thence S 00°03'28" E a distance of 22.00 feet;

thence S 89°31'13" W a distance of 147.93 feet;

thence N 00°03'28" W a distance of 22.00 feet;

thence N 89°31'13" E a distance of 147.93 feet to the Point of Beginning.

Executed and delivered this 1st day of July, 2004.

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 claiming by, through or under Grantor.

LA CIMA II LLC., a Colorado limited liability company, Grantor: State of Colorado)ss. County of Mesa The foregoing instrument was acknowledged before me this / day of 2004, by Jay Kee Jacobson and Cheri A. Jacobson, Managers of LA CIMA II LID.,

limited liability company.

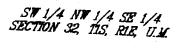
My commission expires Witness my hand and official seal.

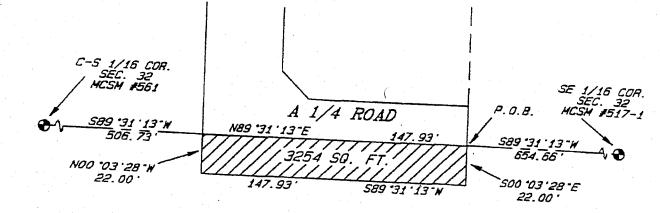
DONALD K. PARIS NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 08/30/2004

Notary Public

EXHIBIT B





SCALE 1" = 50'

D H SURVEYS INC. 118 OURAY AVE - GRAND JUNCTION, CO. (970) 245-8749