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|---------------------------------------|---|
| TYPE OF RECORD:                       | PERMANENT   |
| CATEGORY OF RECORD:                   | DEED (WARRANTY)   |
| NAME OF PROPERTY<br>OWNER OR GRANTOR: | LINCOLN LEIGH LIMITED, A<br>COLORADO S-CORPORATION              |
| PURPOSE:                              | PARCEL OF LAND FOR PUBLIC ROADWAY AND<br>UTILITIES RIGHT-OF-WAY |
| ADDRESS:                              | 2850 NORTH AVENUE   |
| PARCEL NO:                            | 2943-074-00-076   |
| 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 5<sup>th</sup> Street  
Grand Junction, CO 81501

2319322 BK 4165 PG 753-754  
05/26/2006 03:36 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

Lincoln Leigh Limited, a Colorado S-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:

Commencing at the South ¼ corner of Section 7, Township 1 South, Range 1 East of the Ute Meridian (being a steel rod) and when aligned with the Center-South 1/16 corner of said Section 7 ( being a Mesa County Survey Marker) is assumed to bear N00°00'00"W and all bearings contained herein to be relative thereto; thence N00°00'00"W 50.00 feet; thence S89°46'46"E 33.00 feet to the point of beginning and East right of way of 28 ½ Road; thence along said right of N00°00'00"W 5.00 feet; thence S44°53'23"E 7.08 feet; thence N89°46'46"W 5.00 feet to the point of beginning, City of Grand Junction, Mesa County, Colorado

Containing 12.4 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 whomsoever.

Executed and delivered this 26<sup>th</sup> day of May, 2006.

Lincoln Leigh Limited  
a Colorado S-Corporation

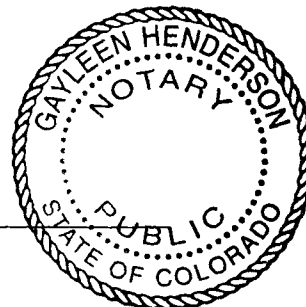
By [Signature]  
Lincoln Hunt, President

State of Colorado )  
  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2006, by Lincoln Hunt, as President for Lincoln Leigh Limited, a Colorado S-Corporation.

My commission expires: 10/29/2009  
Witness my hand and official seal.

Gayleen Henderson  
Notary Public



5/12/06  
6:13 PM  
Lincoln Leigh LimitedWD.doc

Found MCSM No. 598  
C-S 1/16 Corner Sec. 7  
T1S, R1E U.M.

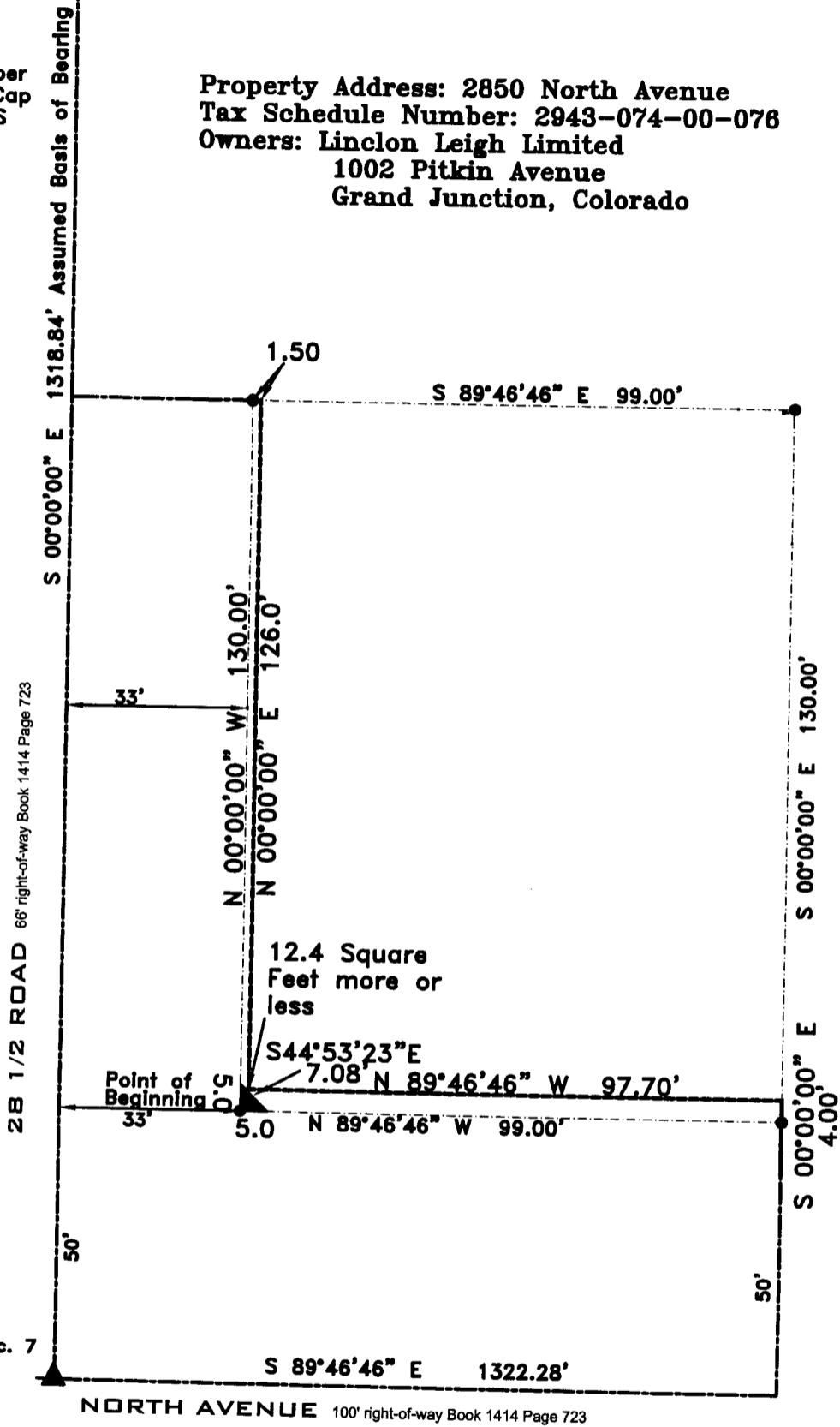
# EXHIBIT A



Scale 1"=30'

● = Found Number  
5 Rebar and Cap  
"Monument PLS  
24943"

Property Address: 2850 North Avenue  
Tax Schedule Number: 2943-074-00-076  
Owners: Linclon Leigh Limited  
1002 Pitkin Avenue  
Grand Junction, Colorado



Found Steel Rod  
S 1/4 Corner Sec. 7  
T1S, R1E U.M.

NORTH AVENUE 100' right-of-way Book 1414 Page 723



|   |         |
|---|---------|
| Monument Surveying Co.<br>741 Rood Ave.<br>Grand Junction, CO 81501 |         |
| 245-4189  | 4/10/08 |
| 14' Multipurpose Esmt.<br>2850 North Avenue                         |         |