

WARRANTY DEED

This Warranty Deed made this 13<sup>th</sup> day of August, 2009 by and between Russ O. Martin and Sheila D. Martin, as Joint Tenants, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 for road Right-of-Way in the County of Mesa, State of Colorado, to wit:

A parcel of land situated in the northwest quarter of the northwest quarter of Section 36, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at Mesa County Survey Marker #144 for the northwest corner of said Section 36 whence Mesa County Survey Marker #1060 for the west sixteenth corner on the north line of said Section 36 bears South 89°52'23" East with all bearings herein relative thereto; Thence along the north line of said Section 36 South 89°52'23" East, a distance of 363.00 feet; Thence South 00°00'25" East, a distance of 30.00 feet; Thence North 89°52'23" West, a distance of 309.84 feet; Thence South 45°16'04" West, a distance of 33.15 feet; Thence South 00°24'30" West, a distance of 65.79 feet; Thence North 56°34'23" West, a distance of 35.78 feet to a point on the west line of said Section 36; Thence along said west line North 00°24'30" East, a distance of 99.53 feet to the Point of Beginning.

Containing 0.311 acres, 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 Grantors hereby covenant that they 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 13<sup>th</sup> day of August, 2009.

[Signature: Russ O. Martin]
Russ O. Martin
[Signature: Sheila D. Martin]
Sheila D. Martin

State of Colorado )
)ss.
County of Mesa )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of August, 2009, by Russ O. Martin and Sheila D. Martin, as Joint Tenants.

My commission expires 11/06/2010.
Witness my hand and official seal.



[Signature: Tracy A. Moore]
Notary Public

My Commission Expires 11/06/2010

# EXHIBIT A

NW corner  
Section 36  
MCSM#144  
1984

POB  
right-  
of-way

N00°24'30"E 99.53'

21 Road

N56°34'23"W 35.78'

65.79'

N00°24'30"E

N45°16'04"E 33.15'

POB easement

N56°34'23"W 16.70'

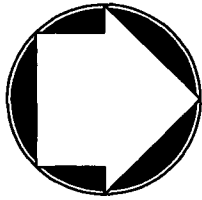
500°24'30"W 69.11'

21.59'

S45°16'04"W

## LEGEND

found Mesa County Survey Marker



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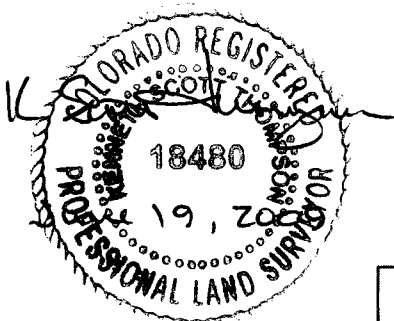
1" = 55'



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Location: 2105 H RD  
Mailing Address: 1026 19 1/2 RD  
FRUITA, CO 81521-9381  
Owner: RUSS O MARTIN  
Joint Owner: MARTIN SHEILA D  
Neighborhood: Econ 27 M+B #1



N89°52'23"W 304.09'

S00°00'25"E 14.00'

easement - 0.13 acre

S89°52'23"E 309.84'

S00°00'25"E 30.00'

H Road

right-of-way - 0.31 acre

S89°52'23"E 363.00'

BASIS OF BEARINGS S89°52'23"E

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NE corner  
Section 25 | 36  
MCSM #1060

This exhibit is a graphical representation of a written description, and is provided for information only. 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 and/or right-of-way description(s).



744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722

Drawn: kst    Checked: drs    Jun 14, 2009    Job No: 1073-00108

S:\PROJECTS\1073 Martin\001 Martin 2105 H survey\001.pro