

MAY06RIV

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	CLIFTON L. MAYS, SR.
PURPOSE:	RIVERSIDE PARKWAY PARCELS A-12, A-13REV, A-14A, A-14B, A-14C
ADDRESS:	C.L.M. RIVER ROAD I SUBDIVISION
PARCEL NO:	2845-081-29-003 2845-081-29-002 2845-081-29-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

2314359 BK 4145 PG 543-549  
 05/01/2006 01:26 PM  
 Janice Ward CLK&REC Mesa County, CO  
 RecFee \$35.00 SurChg \$1.00  
 DocFee EXEMPT

**SPECIAL WARRANTY DEED**

**THIS DEED**, dated this 28 day of April, 2006, between **CLIFTON L. MAYS, SR.**, whose legal address is P.O. Box 4209, Grand Junction, Colorado 81502-4209, grantor, and **The City of Grand Junction**, a Colorado home rule municipality, whose legal address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, grantee:

NO DOCUMENTARY FEE  
 REQUIRED

**WITNESS**, that the grantor, for and in consideration of the sum of NINETEEN THOUSAND EIGHT HUNDRED TWENTY ONE AND NO/100 DOLLARS (\$19,821.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

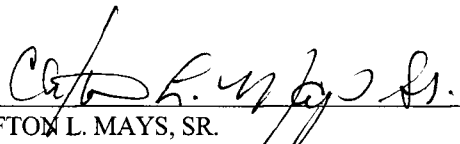
**Riverside Parkway Parcels A-12, A-13Rev, A-14A, A-14B and A-14C as more particularly described in Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D" and Exhibit "E", which Exhibits are attached hereto and incorporated herein by reference.**

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for himself and for his heirs, successors and assigns, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except all oil, gas and other minerals not owned by grantor, SUBJECT to the Exceptions set forth in **Exhibit "F"** attached hereto and made a part hereof.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof by, through or under grantor.

**IN WITNESS WHEREOF**, the grantor has executed this deed on the date set forth above.

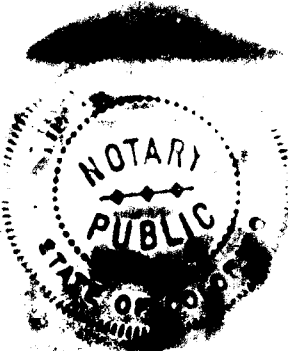
  
 CLIFTON L. MAYS, SR.

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2006 by CLIFTON L. MAYS, SR.

My commission expires: 5/11/2006  
 Witness my hand and official seal.

  
 Notary Public



WHEN RECORDED RETURN TO:  
 H.C. PECK & ASSOCIATES, INC.  
 ATTN: Michelle Spencer  
 P.O. BOX 480306  
 DENVER, CO 80248-0306  
 Riverside Parkway Parcels A-12,  
 A-13Rev, A-14A, A-14B and A-14C

**EXHIBIT "A"**

**PROPERTY DESCRIPTION**

**Parcel A-12**


A parcel of land being a portion of Lot 3, C. L. M. RIVER ROAD I SUBDIVISION, lying in the Northeast Quarter of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:


COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 8 (a found 2-1/2" Aluminum Pipe with 3-1/4" Aluminum Cap "DH SURVEYS INC E1/16 S5 S8 2001 LS 24306"), whence the North Quarter corner of said Section 8 (a found unmarked 2-1/2" Brass Cap) bears N89°57'13"E a distance of 1328.22 feet;  
THENCE S63°41'16"E a distance of 1468.41 feet to the northeasterly line of said Lot 3, being the POINT OF BEGINNING:

THENCE N33°27'54"E along the northwesterly line of said Lot 3 a distance of 22.81 feet;  
THENCE S00°09'11"E along the easterly line of said Lot 3 a distance of 15.41 feet;  
THENCE S73°59'43"W a distance of 13.13 feet to the POINT OF BEGINNING.

Containing 97 square feet, (0.002 Acres), more or less.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by:   
Date: 2/14/05  
Marla Mellor Member, PLS 24961  
For and on behalf of Carter & Burgess, Inc.



September 3, 2004  
071514.402.1.0025  
Revised March 17, 2006

**EXHIBIT "B"**

**PROPERTY DESCRIPTION**

Parcel A-13Rev

A parcel of land being a portion of Lot 2, C. L. M. RIVER ROAD I SUBDIVISION, recorded in Plat Book 18 at Page 397, Mesa County Clerk and Recorder's Office, lying in the Northeast Quarter of Section 8, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 8 (a found 2-1/2" Aluminum Pipe with 3-1/4" Aluminum Cap "DH SURVEYS INC E1/16 S5 S8 2001 LS 24306"), whence the North Quarter corner of said Section 8 (a found unmarked 2-1/2" Brass Cap on 1-1/2" pipe in concrete) bears S89°57'13"W a distance of 1328.22 feet;

THENCE S30°33'49"E a distance of 775.38 feet to the POINT OF BEGINNING:

THENCE the following three (3) courses along the northerly line of said Lot 2:

- 1) S85°24'46"E a distance of 105.17 feet;
- 2) THENCE N85°23'24"E a distance of 115.60 feet;
- 3) THENCE N73°11'19"E a distance of 86.54 feet;

THENCE S17°49'44"E a distance of 7.78 feet;

THENCE S74°19'12"W a distance of 85.20 feet;

THENCE S83°33'30"W a distance of 61.89 feet;

THENCE S87°08'28"W a distance of 45.81 feet;

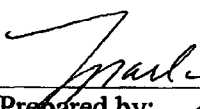
THENCE N86°01'12"W a distance of 61.82 feet;

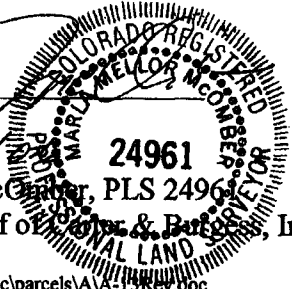
THENCE S51°50'34"W non-tangent with the following described curve a distance of 78.78 feet;

Thence the following two (2) courses along the westerly line of said Lot 2:

- 1) Along the arc of a curve to the right, having a central angle of 9°42'49", a radius of 93.24 feet, a chord bearing of N05°08'38"W a distance of 15.79 feet and an arc distance of 15.81 feet;
- 2) THENCE N12°00'57"E non-tangent with the last described curve a distance of 43.36 feet to the POINT OF BEGINNING.

Containing 3477 square feet, (0.080 Acres), more or less.

  
 Prepared by: \_\_\_\_\_  
 Date: 3/17/06  
 Marla Mellor McComber, PLS 24961  
 For and on behalf of Carter & Burgess, Inc.



# Carter Burgess

September 8, 2004  
071514.402.1.0025

## EXHIBIT "C"

707 17th Street, Suite 2300  
Denver, Colorado 80202-3404  
Phone: 303.820.5240  
Fax: 303.820.2402  
www.c-b.com

### PROPERTY DESCRIPTION

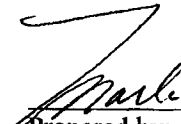
#### Parcel A-14A

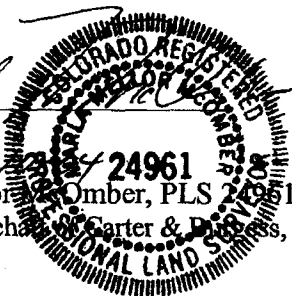
A parcel of land being a portion of Lot 1, C. L. M. RIVER ROAD I SUBDIVISION, lying in the Northeast Quarter of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 8 (a found 2-1/2" Aluminum Pipe with 3-1/4" Aluminum Cap "DH SURVEYS INC E1/16 S5 S8 2001 LS 24306"), whence the North Quarter corner of said Section 8 (a found unmarked 2-1/2" Brass Cap) bears N89°57'13"E (Basis of Bearing-assumed) a distance of 1328.22 feet; THENCE S87°48'30"E a distance of 460.00 feet to the northwesterly line of said Lot 1 being the POINT OF BEGINNING:

THENCE N33°27'56"E along the northwesterly line of said Lot 1 a distance of 21.56 feet;  
THENCE S56°31'53"E along the northeasterly line of said Lot 1 a distance of 32.30 feet;  
THENCE S89°44'32"W a distance of 38.83 feet to the POINT OF BEGINNING.

Containing 348 square feet, (0.008 Acres), more or less.

  
Prepared by:  
Date: 9-23-04  
Marla Mellor, Member, PLS  
For and on behalf of Carter & Burgess, Inc.



**EXHIBIT "D"**



**PROPERTY DESCRIPTION**  
**Parcel A-14B**

A parcel of land being a portion of Lot 1, C. L. M. RIVER ROAD I SUBDIVISION, lying in the Northeast Quarter of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 8 (a found 2-1/2" Aluminum Pipe with 3-1/4" Aluminum Cap "DH SURVEYS INC E1/16 S5 S8 2001 LS 24306"), whence the North Quarter corner of said Section 8 (a found unmarked 2-1/2" Brass Cap) bears N89°57'13"E (Basis of Bearing-assumed) a distance of 1328.22 feet; THENCE S70°10'41"E a distance of 404.57 feet to the northwesterly line of said Lot 1 being the POINT OF BEGINNING:

THENCE S06°57'28"W a distance of 100.16 feet;  
THENCE the following two (2) courses along the westerly line of said Lot 1:  
1) N04°20'18"W a distance of 36.56 feet;  
2) THENCE N00°17'12"W a distance of 40.12 feet;  
THENCE N33°27'56"E along the Northwesterly line of said Lot 1 a distance of 27.38 feet to the POINT OF BEGINNING.

Containing 664 square feet, (0. 015 Acres), more or less.

  
Prepared by:   
Date: 9-8-04  
Marla Mello, PLS, 24961  
For and on behalf of Carter & Burgess, Inc.

# Carter & Burgess

September 8, 2004  
071514.402.1.0025

## EXHIBIT "E"

707 17th Street, Suite 2300  
Denver, Colorado 80202-3404  
Phone: 303.820.5240  
Fax: 303.820.2402  
www.c-b.com

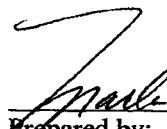
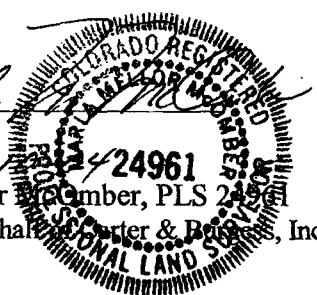
### PROPERTY DESCRIPTION Parcel A-14C

A parcel of land being a portion of Lot 1, C. L. M. RIVER ROAD I SUBDIVISION, lying in the Northeast Quarter of Section 8, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 8 (a found 2-1/2" Aluminum Pipe with 3-1/4" Aluminum Cap "DH SURVEYS INC E1/16 S5 S8 2001 LS 24306"), whence the North Quarter corner of said Section 8 (a found unmarked 2-1/2" Brass Cap) bears N89°57'13"E (Basis of Bearing-assumed) a distance of 1328.22 feet; THENCE S35°56'49"E a distance of 666.29 feet to the westerly line of said Lot 1 being the POINT OF BEGINNING:

THENCE S55°15'25"E a distance of 20.44 feet;  
THENCE S83°31'31"W along the southerly line of said Lot 1 a distance of 13.79 feet;  
THENCE N13°12'07"W along the westerly line of said Lot 1 a distance of 13.56 feet to the POINT OF BEGINNING.

Containing 93 square feet, (0.002 Acres), more or less.

  
Prepared by:   
Date: 9-13-04  
Marla Mellor, PLS  
For and on behalf of Carter & Burgess, Inc.

**EXHIBIT "F" – EXCEPTIONS**

1. Easements, or claims of easements, not shown by the public records.
2. Unpatented mining claims: reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Any existing leases and/or tenancies.
5. All oil, gas and other mineral interests, including limestone, that have been, are, or may be claimed by others.
6. Terms, Conditions, Provisions, Agreements and Obligations as specified in Public Right-of-Way between Clifton L. Mays and Mesa County dated December 10, 1990 and recorded May 15, 1991 in Book 1837 at Page 479.
7. Terms, Conditions, Provisions, Agreements and Obligations as specified in Development Permit dated June 8, 1988 and recorded July 13, 1988 in Book 1701 at Page 213.
8. Terms, Conditions, Provisions, Agreements and Obligations as specified in Easement between John F. & Lilly L. Foust and Mesa County dated January 19, 1983 and recorded January 31, 1983 in Book 1413 at Page 99.
9. Terms, Conditions, Provisions, Agreements and Obligations as specified in Easement between John F. & Lilly L. Foust and Mesa County dated January 19, 1983 and recorded January 31, 1983 in Book 1413 at Page 100.
10. Terms, Conditions, Provisions, Agreements and Obligations as specified in Deed of Trust executed by Clifton L. Mays, Sr., to the Public Trustee of the County of Mesa for the benefit of Trula A. Mays, dated February 1, 2005 and recorded March 1, 2005 in Book 3845 at Page 912.
11. All matters set forth in the plat of C.L.M. River Road I Subdivision recorded May 9, 2002 in (plat) Book 18 at Page 397.

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**END OF EXHIBIT "F"**