

MIL00WAR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WAL-MART STORES, INC., A DELAWARE CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): LOT 4, BLOCK 3
FORESIGHT PARK FOR INDUSTRY, 2532 F ROAD (PATTERSON)

PARCEL NO.: 2945-033-11-004

FILE NO.: SPR-2000-110

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1958212 07/24/00 0843AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

2 PAGE DOCUMENT

WARRANTY DEED

Wylie R. Miller and Carrie J. Miller, 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, 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:

Beginning at the Southwest Corner of Lot 4, Block 3 of Foresight Park For Industry Filing No. Two, a subdivision situate in the Southwest ¼ of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 12 at Page 335 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to the recorded plat of said Foresight Park For Industry Filing No. Two; thence N 00°00'10" W along the West boundary line of said Lot 4 a distance of 5.00 feet; thence leaving the West boundary line of said Lot 4, N 89°57'20" E a distance of 502.95 feet to a point on the East boundary line of said Lot 4; thence along the East boundary line of said Lot 4, 16.09 feet along the arc of a curve concave to the Northwest, having a radius of 25.00 feet, a central angle of 36°52'02", and a long chord bearing S 71°31'09" W a distance of 15.81 feet to a point on the South boundary line of said Lot 4; thence S 89°57'20" W along the South boundary line of said Lot 4 a distance of 487.95 feet to the Point of Beginning, (see Exhibit "A" for a depiction of the aforescribed premises, which Exhibit is 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 covenanting 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 21st day of July, 2000.

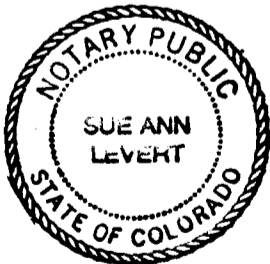
Wylie R. Miller
Wylie R. Miller

Carrie J. Miller
Carrie J. Miller

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 21st day of JULY, 2000, by Wylie R. Miller and Carrie J. Miller.

My commission expires 12-31-2000.
Witness my hand and official seal.



Sue Ann Levert
Notary Public

My Commission expires:
December 31, 2000

EXHIBIT "A"

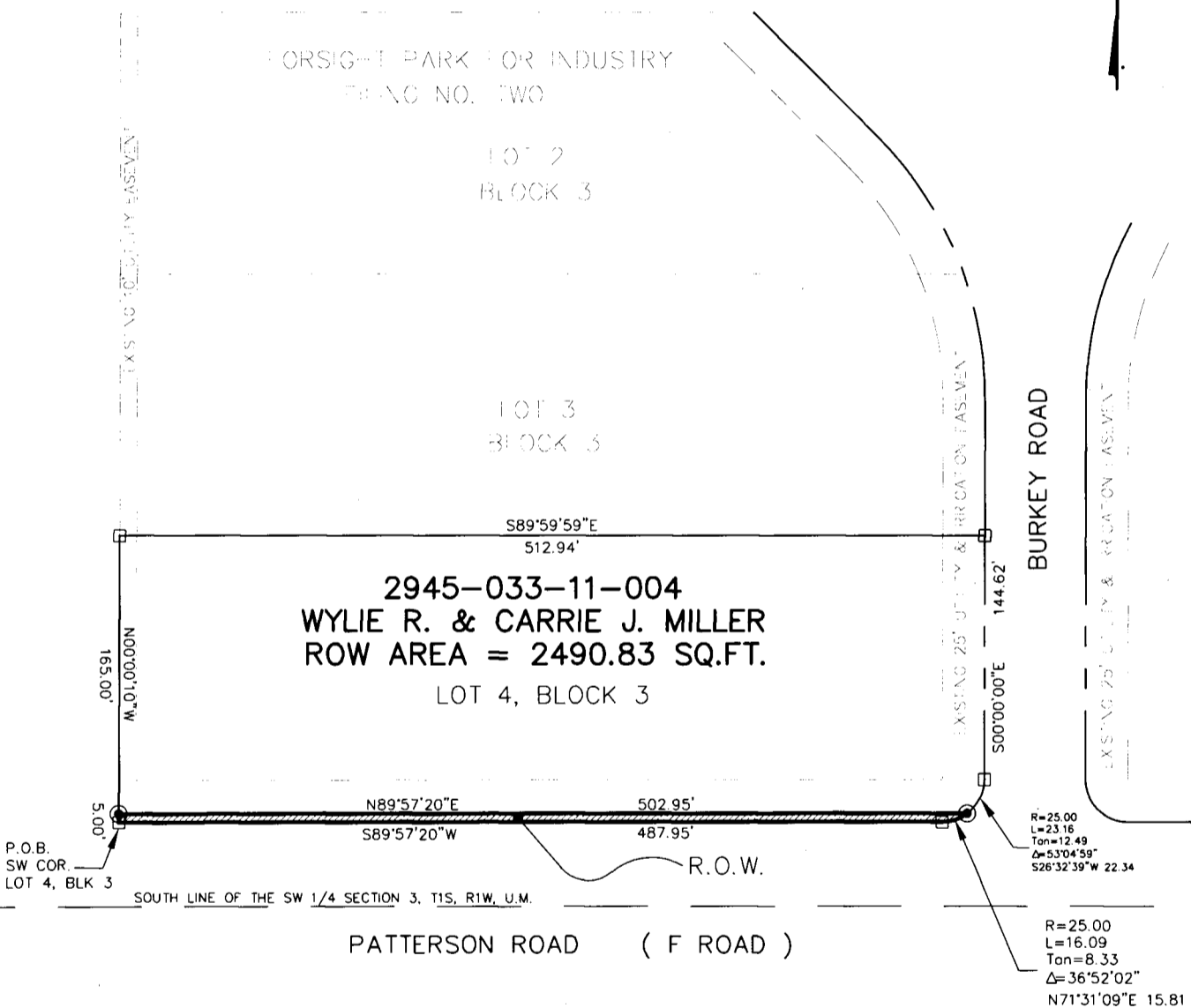


FORSIGHT PARK FOR INDUSTRY
 TRAC NO. TWO

LOT 2
 BLOCK 3

LOT 3
 BLOCK 3

2945-033-11-004
 WYLIE R. & CARRIE J. MILLER
 ROW AREA = 2490.83 SQ.FT.
 LOT 4, BLOCK 3



RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

DRAWN BY: SRP
 DATE: 7-18-2000
 SCALE: 1" = 100'
 APPR. BY: TW
 FILE NO: WYLIE.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 LOT 4 - FORSIGHT PARK FOR INDUSTRY
 FILING NO. TWO

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION