

MNM08MNM

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY-CORRECTIVE)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	MONUMENT MINI STORAGE, LLC.
PURPOSE:	MONUMENT ROAD BRIDGE RIGHT-OF-WAY
ADDRESS:	2516 MONUMENT ROAD
PARCEL NO:	2945-153-03-012
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

Corrective
SPECIAL WARRANTY DEED

This Special Warranty Deed made this 16th day of October, 2008 by and between **Monument Mini Storage, LLC, a Colorado Limited Liability Company, Grantor**, whose address is 411 Brach Drive, Grand Junction, CO 81503, for and in consideration of the sum of Ten Thousand Two Hundred Forty-Eight and 00/100 Dollars (\$10,248.00), 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, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land in the County of Mesa, State of Colorado, for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land located in the Southwest Quarter (SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Pioneer Village South, as recorded in Plat Book 12, Page 188 in the office of the Mesa County Clerk and Recorder, and considering the South line of Pioneer Village South to bear S38°58'04"W with all bearings herein being relative thereto; thence N25°25'56"W, along the West line of Pioneer Village South, a distance of 15.64 feet; thence N44°52'21"E a distance of 96.67 feet; thence N43°58'39"E a distance of 47.66 feet to the South line of Pioneer Village South; thence S38°54'04"W, along the South line of Pioneer Village South, a distance of 150.39 feet, more or less, to the point of beginning.

Containing 1,024.77 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 and that the Grantor covenants that it will warrant and defend the title to said premises unto the Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor 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.

Executed and delivered this 16th day of October, 2008.

Monument Mini Storage, LLC
a Colorado Limited Liability Company

By: Ann M. Brach, Manager
Ann M. Brach, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16th day of October, 2008 by Ann M. Brach, Manager for Monument Mini Storage, LLC, a Colorado Limited Liability Company.

My commission expires _____



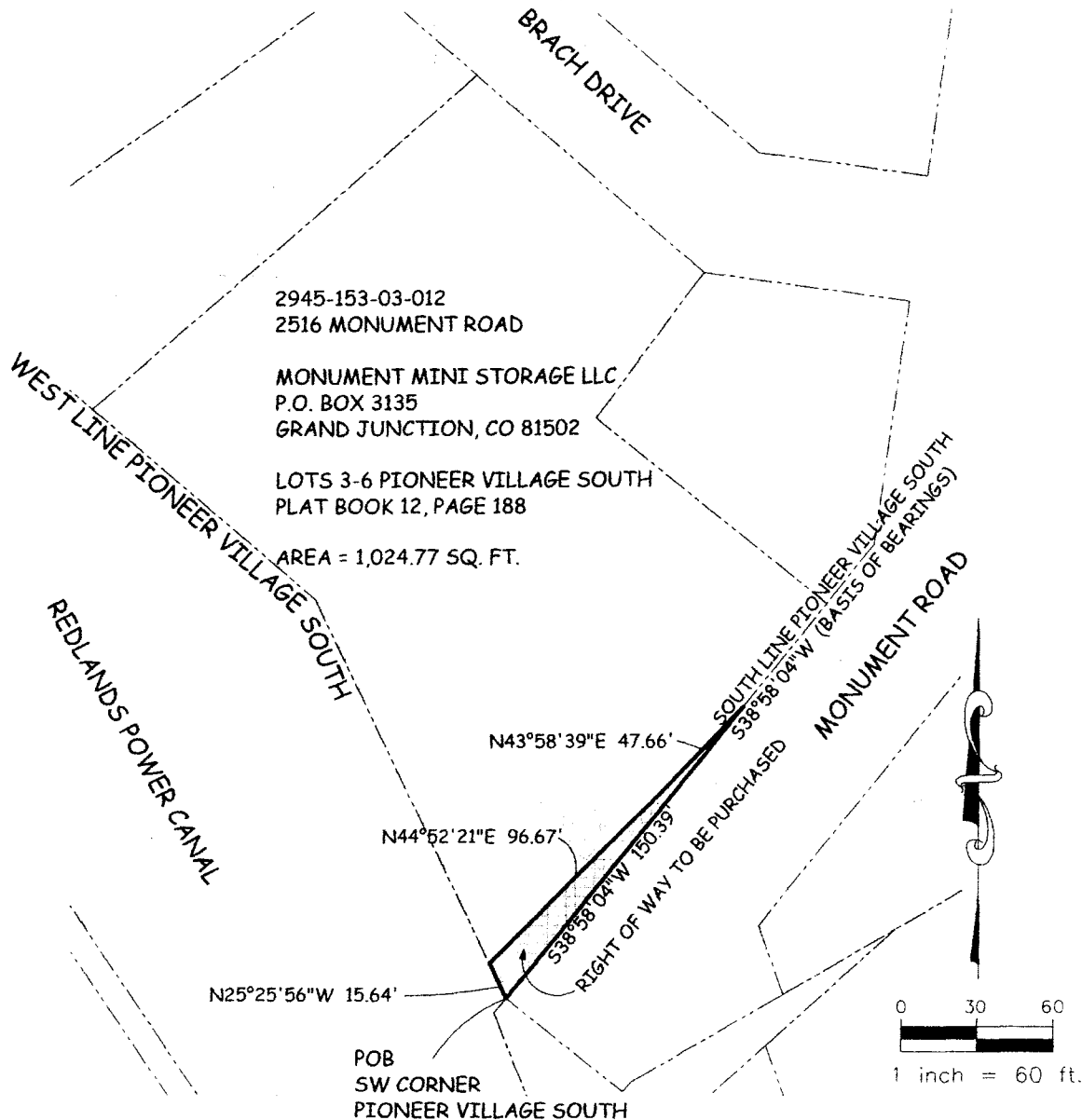
Witness my hand and official seal.

Peggy Hunter
Notary Public

My Commission Expires 03/03/2009

RECEPTION # 2461892, BK 4741 PG 329 10/16/2008 at 12:27:59 PM, 1 OF 2, R \$10.00 S \$1.00 EXEMPT Doc Code: WD CORR Janice Rich, Mesa County, CO CLERK AND RECORDER

EXHIBIT "A"

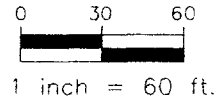


2945-153-03-012
2516 MONUMENT ROAD

MONUMENT MINI STORAGE LLC
P.O. BOX 3135
GRAND JUNCTION, CO 81502

LOTS 3-6 PIONEER VILLAGE SOUTH
PLAT BOOK 12, PAGE 188

AREA = 1,024.77 SQ. FT.



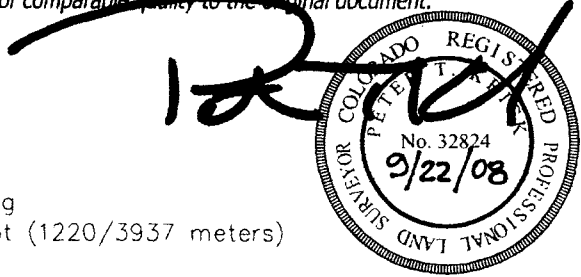
ABBREVIATIONS

- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- CH BRG CHORD BEARING
- L ARC LENGTH

Notice:

This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines. The U.S. Survey foot (1220/3937 meters) is the linear unit depicted hereon.



DRAWN BY: MG
DATE: 9-22-2008
SCALE: 1" = 50'
APPR. BY: PTK

MONUMENT ROAD BRIDGE
RIGHT OF WAY TO BE PURCHASED

2945-153-03-012



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