

WARRANTY DEED

This Warranty Deed made this 19 day of MAY, 2009 by and between **Mesa State College Real Estate Foundation, a Colorado Non-Profit Corporation, Grantor**, whose address is 1100 North Avenue, Grand Junction, CO 81501, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, 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, Grantee**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land for Road Right-of-Way purposes as described on **Exhibit "A"** and depicted on **Exhibit "B"**, 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 covenanting 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 19 day of May, 2009.

Mesa State College Real Estate Foundation,
a Colorado Non-Profit Corporation

By: [Signature]
R. Arnold Butler, Chairman

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19 day of May, 2009, by R. Arnold Butler, Chairman for Mesa State College Real Estate Foundation, a Colorado Non-Profit Corporation.

My commission expires 7-22-2012.

Witness my hand and official seal.



[Signature]
Notary Public

RECEPTION #: 2491049, BK 4861 PG 676 05/29/2009 at 11:52:26 AM. 1 OF 3, R \$15.00 S \$1.00 D \$0.00
EXEMPT
Janice Rich, Mesa County, CO CLERK AND RECORDER

707 17th Street
Denver, Colorado 80202 U.S.A.
1 303 820 5240 Fax 1 303 820.2402

PROPERTY DESCRIPTION
Parcel H-75

A parcel of land being a portion of the tract of land described in Book 1683 at Page 753 recorded on March 10, 1988 in the Mesa County Clerk and Recorder's Office lying in the Southeast Quarter of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter of said Section 18 (a MCSM brass cap set in concrete, LS 2280 1/4 S18 S17 No.26-1) whence the Southeast Corner of said Section 18 (a 3 1/4" MCSM aluminum cap in a range box, 2006, LS 24331) bears S00°13'33"E a distance of 2642.09 feet; THENCE N89°35'13"W along the northerly line of said Southeast Quarter a distance of 56.00 feet to the POINT OF BEGINNING;

THENCE S89°35'13"E along the northerly line of said Southeast Quarter a distance of 26.00 feet;
THENCE S00°13'33"E along a line 30.00 feet westerly of and parallel with the easterly line of said Southeast Quarter a distance of 2108.68 feet;
THENCE S15°40'03"W a distance of 25.56 feet;
THENCE N00°13'33"W along a line 37.00 feet westerly of and parallel with the easterly line of said Southeast Quarter, tangent with the following described curve, a distance of 15.01 feet;
THENCE along the arc of a curve to the left, having a central angle of 2°18'22", a radius of 1963.00 feet, a chord bearing N01°22'44"W a distance of 79.01 feet, and an arc distance of 79.01 feet;
THENCE N02°31'55"W tangent with the last and following described curves a distance of 217.70 feet;
THENCE along the arc of a curve to the right, having a central angle of 2°18'22", a radius of 2037.00 feet, a chord bearing N01°22'44"W, a distance of 81.98 feet, and an arc distance of 81.99 feet;
THENCE N00°13'33"W along a line 49.00 feet westerly of and parallel with the easterly line of said Southeast Quarter, tangent with the last described curve, a distance of 988.35 feet;
THENCE N00°45'27"E a distance of 196.20 feet;
THENCE N44°43'34"W a distance of 84.01 feet;
THENCE N00°12'35"W a distance of 56.56 feet;
THENCE N44°46'56"E a distance of 68.60 feet;
THENCE N00°13'33"W along a line 56.00 feet westerly of and parallel with the easterly line of said Southeast Quarter a distance of 390.57 feet to the POINT OF BEGINNING.

Containing 1.070 Acres, (46,625 square feet), more or less.

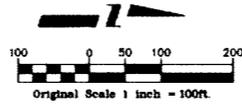
Basis of Bearing: N00°13'33"W between Mesa County Local Coordinate System points Southwest Corner of Section 17 (3 1/4" MCSM Aluminum Cap in Monument Box Stamped: MESA COUNTY SURVEY MARKER S18 S17 S19 S20 2006 LS 24331 NO. 25-2) and the Northwest Corner of the Southwest Quarter of Section 17, (MCSM Brass Cap set in concrete Stamped: MESA COUNTY SURVEY MARKER LS2280 1/4 S18 S17 No.26-1), both in Township 1 South, Range 1 East, Ute Meridian.

Prepared by *Marla McO*
Date: _____
Marla Mellor McOمبر, PLS 24961
For and on behalf of Jacobs Carter

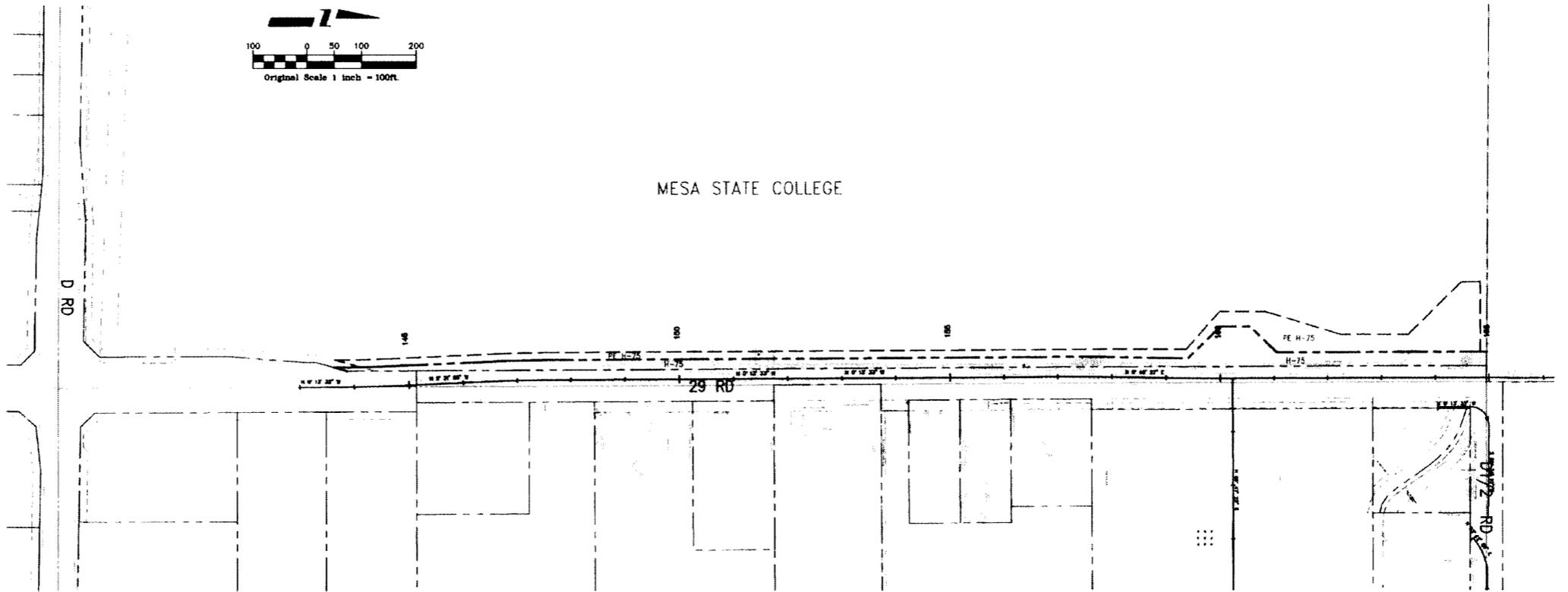


K:\071913-29 Rd_170-B.Desc\legals\H-75.doc

SE 1/4 SEC. 18



MESA STATE COLLEGE



SW 1/4 SEC. 17

LEGEND

- EXISTING ROW
- ACQUISITION
- Multi-purpose Easement

REVISION	DESCRIPTION	DATE
REVISION Δ	revised to only show H-75 MEU easement language	03/30/03
REVISION Δ		
REVISION Δ		

DRAWN BY	jam
DESIGNED BY	jam
CHECKED BY	mmmm DATE mm/yy
APPROVED BY	DATE

ORIGINAL SCALE	
PLAN	PROFILE
HORIZ	HORIZ
	VERT.

Grand Junction

JACOBS
Carter Burgess

29 Road and I-70B

**PARCEL EXHIBIT H-75
MESA STATE COLLEGE
STATE OF COLORADO**