

MWC00SBW

TYPE OF RECORD: PERMANENT

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

PURPOSE:

NAME OF PROPERTY OWNER OR GRANTOR: MUSEUM OF WESTERN COLORADO, INC., A
COLORADO NON-PROFIT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): VACANT LAND, SOUTH
BROADWAY

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1967657 10/05/00 1056AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$NO FEE

Grantor, **THE MUSEUM OF WESTERN COLORADO, INC.**, a Colorado non-profit corporation, whose address is 4th & Ute, Grand Junction, Mesa County, Colorado, 81501, for the consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, hereby sells and conveys to **THE CITY OF GRAND JUNCTION, a Colorado municipality**, whose legal address is 250 N. 5th Street, Grand Junction, Mesa County, Colorado, 81501 ("Grantee"), the following real property in the County of Mesa, and State of Colorado, to wit:

See Exhibit "A" attached hereto and by this referenced incorporated herein.

also known by street and number as: Vacant Land, Grand Junction, CO

with all its appurtenances, and warrants the title to the same, subject to: easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use.

Signed this 8th day of December 1999.

ATTEST:

THE MUSEUM OF WESTERN COLORADO, a Colorado non-profit corporation

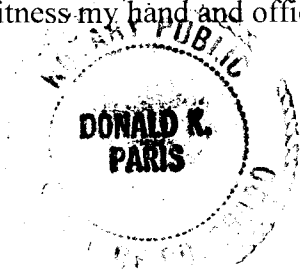
Melanie Phillips
Secretary

By: [Signature]
President

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of DECEMBER, 1999, by HARRY GRIFF and MELANIE PHILLIPS, the President and Secretary, respectively, of The Museum of Western Colorado, Inc., a Colorado non-profit corporation.

My commission expires: Aug 30, 2001
Witness my hand and official seal.



[Signature]
Notary Public

Exhibit "A"

Tract 1

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4), Section 26, Township 11 South, Range 101 West, of the Sixth Principal Meridian, whence the Northeast corner of said NE1/4 NW1/4 bears South 89 degrees 55 minutes 36 seconds East, a distance of 1335.46 feet, for a basis of bearings, with all bearings contained herein and relative thereto; thence South 00 degrees 50 minutes 21 seconds East, along the West line of said NE1/4 NW1/4, a distance of 1329.57 feet, to the Southwest corner of said NE1/4 NW1/4, Section 26; thence North 89 degrees 53 minutes 08 seconds East, along the South line of said NE1/4 NW1/4, a distance of 124.00 feet; thence South 11 degrees 20 minutes 03 seconds East, a distance of 180.19 feet; thence along the arc of a curve to the right, having a delta angle of 05 degrees 22 minutes 37 seconds, with a radius of 325.00 feet, an arc length of 30.50 feet, a chord bearing of South 08 degrees 38 minutes 44 seconds East, and a chord length of 30.49 feet to the POINT OF BEGINNING; thence along the arc of a curve to the right, having a delta angle of 20 degrees 37 minutes 16 seconds, with a radius of 325.00 feet, an arc length of 116.97 feet, a chord bearing of South 04 degrees 21 minutes 13 seconds West, and a chord length of 116.34 feet; thence South 14 degrees 39 minutes 51 seconds West, a distance of 12.41 feet; thence South 30 degrees 36 minutes 23 seconds East, a distance of 35.04 feet, to a point on the Northerly right-of-way line of South Broadway; thence, along said right-of-way line, North 75 degrees 59 minutes 46 seconds West, a distance of 58.40 feet; thence, leaving said right-of-way line, North 19 degrees 25 minutes 37 seconds East, a distance of 152.73 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.084 Acres, as described.