

RED07235

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	REDLANDS PARKWAY, LLC.
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	596 23 ½ ROAD (TRI-POINT ENERGY)
PARCEL NO:	2945-081-00-113
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

4
PAGE DOCUMENT

RECEPTION #: 2378487, BK 4416 PG 174 05:02:2007 at
03:37:04 PM, 1 OF 4, R \$20.00 S \$1.00 EXEMPT Doc
Code: VVD
Janice Rich, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED

Redlands Parkway, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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**, 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:

Parcel A

The South 110.00 feet of a Parcel in the Northwest Quarter Northeast Quarter of Section 8, Township 1 South, Range 1 West, Ute Meridian as described in Book 4132 at Pages 333 and 334 at the Mesa County Clerk and Records office, more particularly described as;

Commencing at the Northwest corner of the Northwest Quarter Northeast Quarter of said Section 8, whence the Northeast corner of Northwest Quarter Northeast Quarter of said Section 8 bears N89°57'02"E 1328.20 feet with all bearings contained herein relative thereto; thence S00°00'14"W 549.10 feet to the Point of Beginning; thence N89°57'02"E 745.87 feet; thence S00°00'45"W 110.00 feet; thence S89°57'02"W 745.82 feet; thence N00°00'14"E 110.00 feet to the Point of Beginning.

Said parcel contains 1.88 acres as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

AND ALSO,

Parcel B:

A strip of land for a 25.00 foot right of way on a Parcel of land located in the Northwest Quarter Northeast Quarter of Section 8, Township 1 South, Range 1 West, Ute Meridian as described in Book 4132, at Pages 333 and 334 at the Mesa County Clerk and Records Office, more particularly described as;

Commencing at the Northwest corner of the Northwest Quarter Northeast Quarter of said Section 8, and the Point of Beginning, whence the Northeast corner of Northwest Quarter Northeast Quarter of said Section 8 bears N89°57'02"E 1328.20 feet with all bearings contained herein relative thereto; thence S00°00'14"W 549.10 feet along the West line of said Parcel; thence N89°57'02"E 25.00 feet; thence N00°00'14"E 549.08 feet; thence S89°57'02"W 25.00 feet to the Point of Beginning.

Said parcel contains 0.32 acres as described herein 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 covenants 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 27 day of April, 2007.

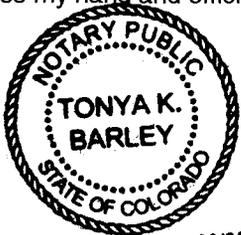
Redlands Parkway, LLC,
A Colorado Limited Liability Corporation

Clifton L. Mays, Sr.
Clifton L. Mays, Sr., Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27 day of April, 2007, by Clifton L. Mays, Sr., Manager for Redlands Parkway, LLC, A Colorado Limited Liability Corporation.

My commission expires: 8/25/07
Witness my hand and official seal.



My Commission Expires 08/25/2007

Stanley K. Werner
Notary Public

4/27/2007
11:45:32 AM
RedlandsParkwayLLC WD.doc

Legal Description written by Stanley K. Werner, Colorado P.L.S. 27279, Grand Junction, CO 81501

EXHIBIT B

Orchard Grove Subdivision
 Plat Book 2, Page 1
 Vacated Book 871, Page 928
 RST Ventures Partnership
 Book 3361, Pages 881 and 882

Northwest Corner
 Section 8
 T1S, R1W, UM
 MCSM #291

Northwest Corner
 NW¼ NE¼
 Section 8
 T1S, R1W, UM
 2½" Brass Cap
 No Markings

Northwest Corner
 NW¼ NE¼
 Section 8
 T1S, R1W, UM
 2½" Brass Cap
 PLS24306

N89°57'02"E 745.92' Basis of Bearings
 N89°57'02"E 1328.20'

S89°58'06"W 2652.13'

720.92'

582.28'

Parcel 1

Book 4130, Page 206
 2945-081-00-033
 2371 River Road

Orchard Grove Subdivision
 Plat Book 2, Page 1
 Vacated Book 871, Page 928

A&G Partnership
 Book 1793, Page 718

Knowles Enterprises, LLC
 Book 4039, Pages 145 - 147

N 89°57'02" E 720.87'

Parcel 2

Book 4132, Pages 333 and 334
 2945-081-00-113
 Property Near Redlands Parkway

S 00°00'14" W 549.10'
 N 00°00'14" E 549.08'

335.00'
 324.10'

Dedicated Right of Way

Redlands Parkway
 100' Right-of-Way
 Book 1382, Page 684

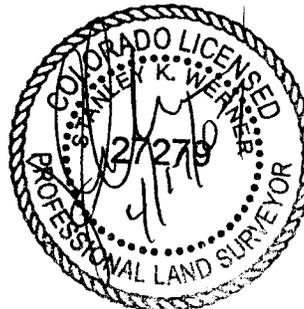
N 89°57'02" E 25.00'

Redlands Parkway

Redlands Parkway
 100' Right-of-Way
 Book 1182, Page 636

N 89°57'02" E 745.82'

Slope Easement
 Book 1358, Page 76

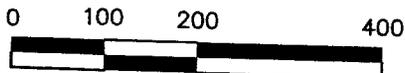


High Desert Surveying, LLC

1673 Highway 50 Unit C
 Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

SCALE: 1" = 200'



PROJ. NO. 06-129	Surveyed	Drawn	APP'D	SHEET	OF
Date: Apr. 17, 2007		skw	skw	1	1