

RKY06FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	ROCKY MOUNTAIN ORTHOPAEDIC ASSOCIATES, P.C., TRUSTEE FBO ROCKY MOUNTAIN ORTHOPAEDIC ASSOCIATED, P.C. PENSION TRUST-ETAL
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	2472 F ROAD
PARCEL NO:	2945-044-00-064
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

2334630 BK 4233 PG 872-874
08/25/2006 10:25 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Rocky Mountain Orthopaedic Associates, P.C., Trustee FBO Rocky Mountain Orthopaedic Associated, P.C. Pension Trust – Fisher, as to an undivided 38 percent interest; Women’s Health Care of Western Colorado, P.C., Trustee FBO Women’s Health Care of Western Colorado, P.C., Profit Sharing Trust - Meacham, as to an undivided 35 percent interest; and Glenn R. Kempers, as to an undivided 27 percent interest, 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:

A parcel of land for road right-of-way purposes, situated in the east 132.00 feet of the E 1/2 SE 1/4 SW 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the E 1/16 corner of said Section 4, the basis of bearing being S89°50’53”W to the S 1/4 corner of said Section 4;
thence S89°50’53”W a distance of 132.00 feet;
thence N00°02’48”E a distance of 46.50 feet to the northerly right-of-way of Patterson Road and the point of beginning;
thence N00°02’48”E a distance of 29.02 feet;
thence S89°57’26”E a distance of 26.89 feet;
thence S43°32’26”E a distance of 28.10 feet;
thence N89°50’53”E a distance of 85.73 feet to the east line of said SE 1/4;
thence S00°02’48”W a distance of 8.50 feet to the northerly right-of way of Patterson Road;
thence S89°50’53”W a distance of 132.00 feet to the point of beginning.

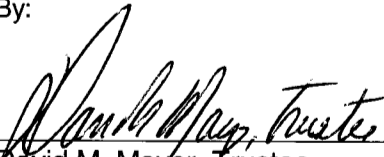
Containing 1870 square feet more or less as described herein and depicted on **Exhibit “A”** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid, 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 covenant that they will warrant and defend the title to said premises unto the said Grantee and unto their successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 22 day of August, 2006.

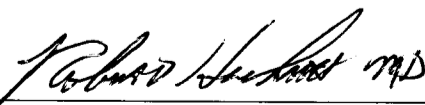
Rocky Mountain Orthopaedic Associates, P.C., Trustee FBO Rocky Mountain Orthopaedic Associates, P.C. Pension Trust – Fisher, as to an undivided 38 percent interest:

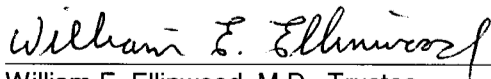
By:


David M. Mayer, Trustee

Women’s Health Care of Western Colorado, P.C., Trustee FBO Women’s Health Care of Western Colorado, P.C., Profit Sharing Trust - Meacham, as to an undivided 35 percent interest:

By:


Robert D. Hackett, M.D. Trustee


William E. Ellinwood, M.D., Trustee

Glenn R. Kempers, as to an undivided 27 percent interest:

By Glenn R Kempers
Glenn R. Kempers

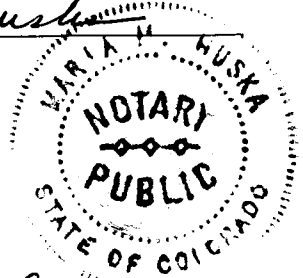
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22 day of August, 2006, by DAVID M. MAYER as TRUSTEE for Rocky Mountain Orthopaedic Associates, P.C., Trustee FBO Rocky Mountain Orthopaedic Associates, P.C. Pension Trust – Fisher, as to an undivided 38 percent interest by David M. Mayer, Trustee.

My commission expires: 2-24-2009
Witness my hand and official seal.

Maria M. Huska
Notary Public

State of Colorado)
)ss.
County of Mesa)

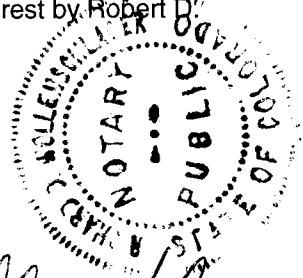


The foregoing instrument was acknowledged before me this 22 day of August, 2006, by Robert D. Hackett and William E. Ellinwood as Trustees for Women's Health Care of Western Colorado, P.C., Trustee FBO Women's Health Care of Western Colorado, P.C., Profit Sharing Trust - Meacham, as to an undivided 35 percent interest by Robert D. Hackett, M.D. Trustee and William E. Ellinwood, M.D., Trustee.

My commission expires: ~~2-24-2007~~ 06/02/2007 My Commission Expires
Witness my hand and official seal.

Richard D. Wallenschlager
Notary Public

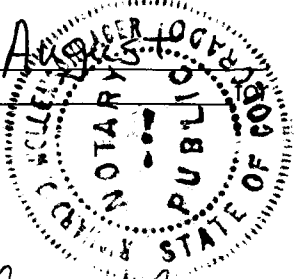
State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 23rd day of August, 2006, by Glenn R. Kempers as Glenn R. Kempers, as to an undivided 27 percent interest.

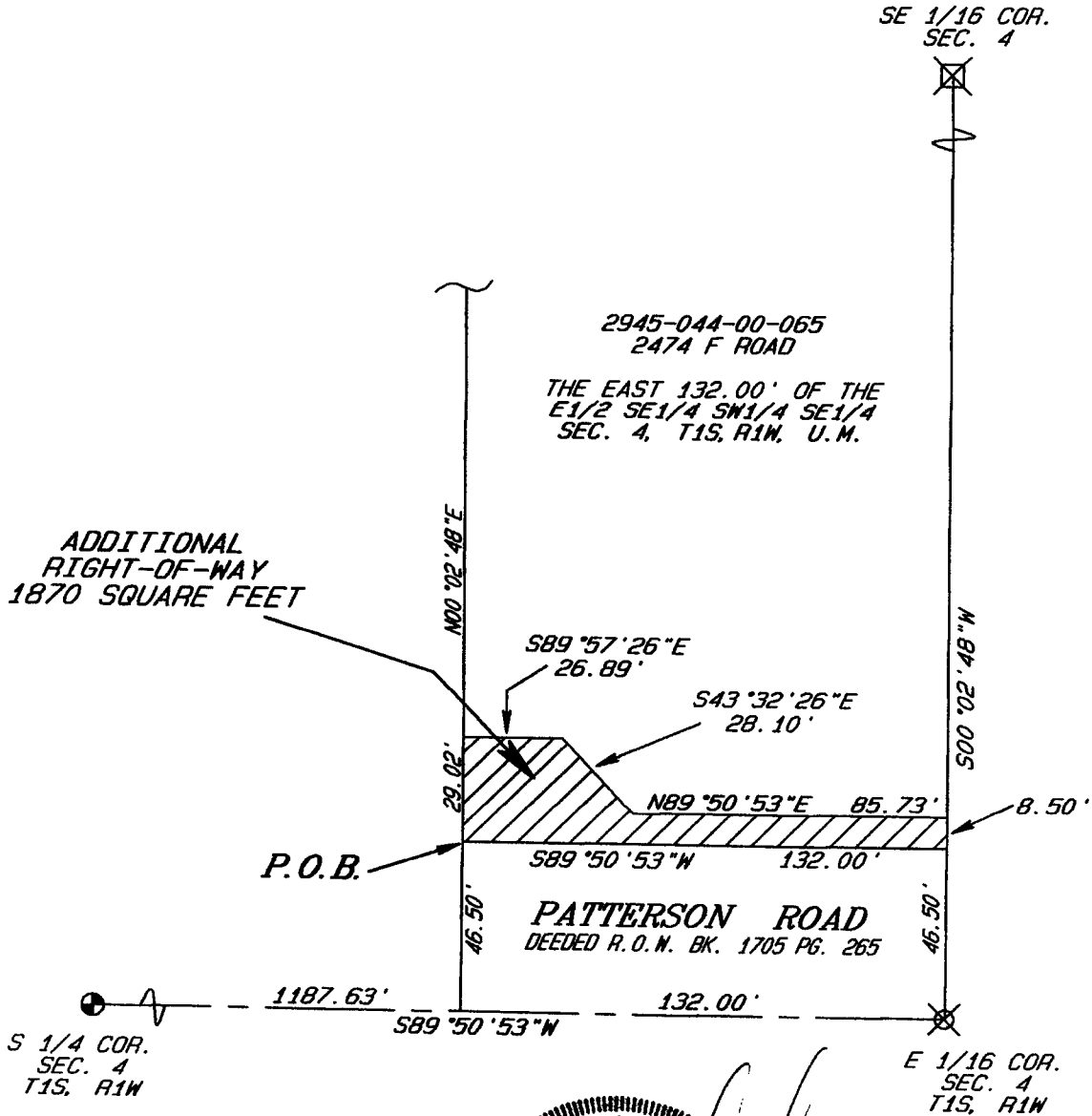
My commission expires: 06/02/2007 My Commission Expires
Witness my hand and official seal.

Richard D. Wallenschlager
Notary Public



8/21/06
4:49 PM
OrthoWD.doc

EXHIBIT A



COLORADO REGISTERED
MICHAEL W. D...
20677
5-23-06
PROFESSIONAL LAND SURVEYOR



SCALE 1' = 50'

D H SURVEYS, INC.
970-245-8749
JOB #530-04-07