

SPECIAL WARRANTY DEED

Redlands Water and Power Company, a Colorado Non-Profit Corporation, Grantor, whose address is 2216 South Broadway, Grand Junction, CO 81503, for and in consideration of the sum of Four Thousand Three Hundred and 00/100 Dollars (\$4,300.00), the receipt and sufficiency of which is hereby acknowledged, has sold and conveyed, and by these presents does hereby sell 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 real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, being a portion of Redlands Water and Power canal right of way, 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 Northeast corner of right of way for Monument Road as described in Book 186, Page 236, and recorded in the office of the Mesa County Clerk and Recorder, and considering the West line of Pioneer Village South as recorded in Plat Book 12 Page 188 in said office to bear S25°25'56"E with all bearings herein being relative thereto; thence N55°15'34"E a distance of 100.88 feet to the said West line of Pioneer Village South; thence S25°25'56"E, along the said West line of Pioneer Village South, a distance of 20.02 feet; thence S38°58'04"W a distance of 7.58 feet; thence S21°21'42"E a distance of 5.60 feet; thence S59°18'38"W a distance of 90.50 feet to the east line of said Monument Road right of way; thence N31°27'42"W, along said Monument Road Right of way, a distance of 39.03 feet, more or less, to the point of beginning.

Grantor reserves an easement over aforesaid lands for construction, reconstruction, operation, repair and maintenance of Grantor's Power Canal No. 1.

Containing 2,381.41 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 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 claiming to hold title by, through or under the Grantor.

Executed and delivered this 17th day of July, 2008, 2008.

Redlands Water and Power Company
 a Colorado Non-Profit Corporation

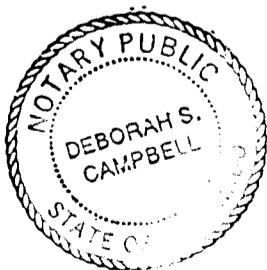
By: Charles Mitisek
 Charles Mitisek, President

State of Colorado)
)ss.
 County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of July, 2008 by Charles Mitisek, President for Redlands Water and Power Company, a Colorado Non-Profit Corporation.

My commission expires 11/10/09.

Witness my hand and official seal.



Deborah S. Campbell
 Notary Public

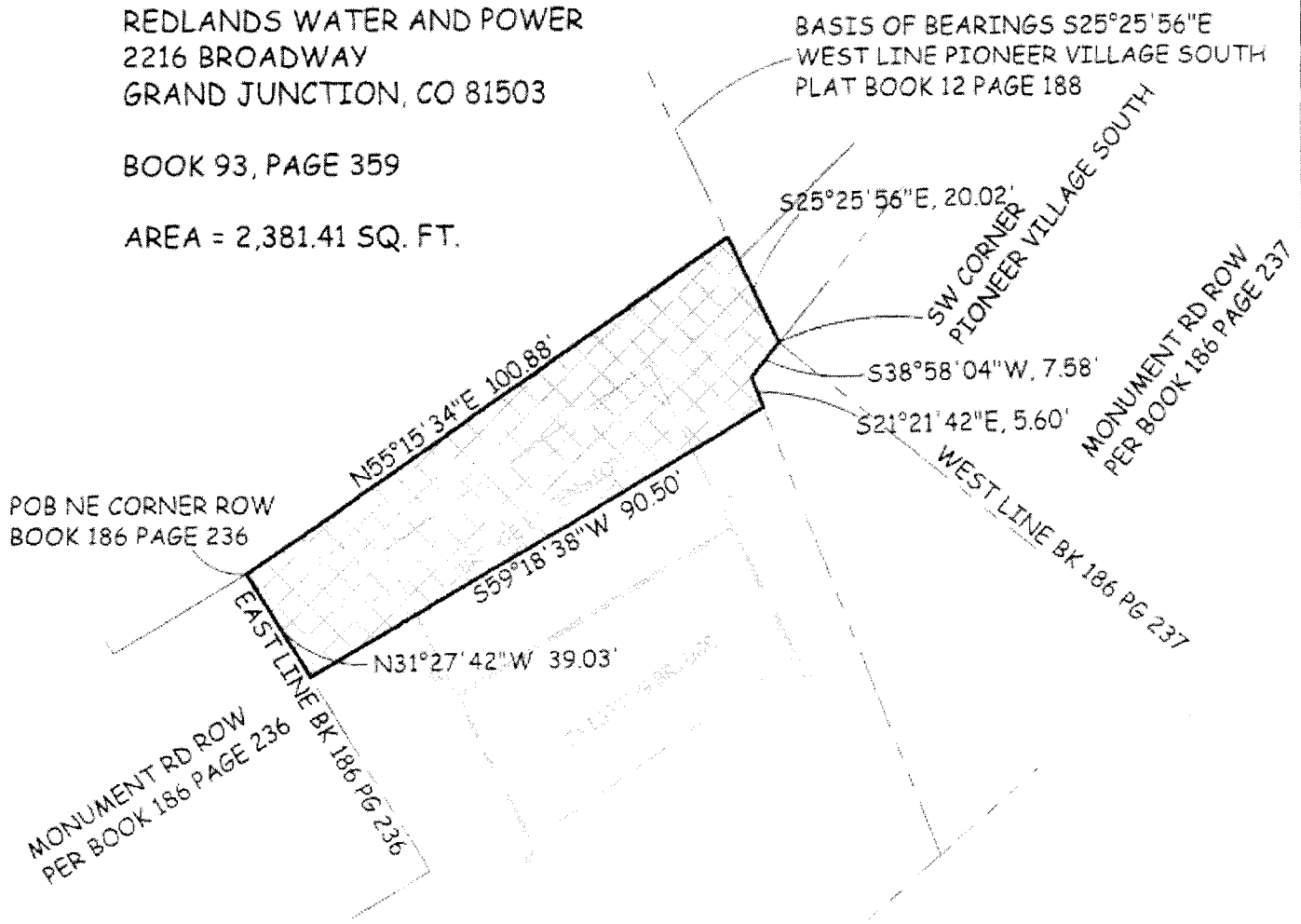
EXHIBIT "A"

REDLANDS WATER AND POWER
2216 BROADWAY
GRAND JUNCTION, CO 81503

BOOK 93, PAGE 359

AREA = 2,381.41 SQ. FT.

BASIS OF BEARINGS S25°25'56"E
WEST LINE PIONEER VILLAGE SOUTH
PLAT BOOK 12 PAGE 188



POB NE CORNER ROW
BOOK 186 PAGE 236

MONUMENT RD ROW
PER BOOK 186 PAGE 236

EAST LINE BK 186 PG 236

SW CORNER
PIONEER VILLAGE SOUTH

S38°58'04"W, 7.58'

S21°21'42"E, 5.60'

WEST LINE BK 186 PG 237

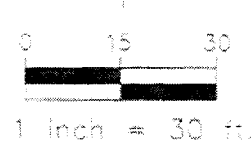
MONUMENT RD ROW
PER BOOK 186 PAGE 237

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN

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.



H:\Land Projects 2006\Rosevale Liftsta Elim\dwg\rosevale base map.dwg, redlands power right of way, 4/7/2008 10:05:30 AM

DRAWN BY: <u>MG</u> DATE: <u>4-07-2008</u> SCALE: <u>1" = 30'</u> APPR BY: <u>PTK</u>	MONUMENT ROAD BRIDGE RIGHT OF WAY <hr/> REDLANDS WATER AND POWER	
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RECEPTION # 2453447, BK 4713 PG 996 08/15/2008 at 01:57:13 PM, 1 OF 2, R \$10.00 S \$1.00 EXEMPT Doc Code WD CORR Janice Rich, Mesa County, CO CLERK AND RECORDER

SPECIAL WARRANTY DEED

Re-Recorded to correct Scrivener's error on Special Warranty Deed recorded in the office of the Mesa County Clerk and Recorder July 21, 2008, Reception No. 2449388 at Book 4700, Pages 828-829

Redlands Water and Power Company, a Colorado Non-Profit Corporation, Grantor, whose address is 2216 South Broadway, Grand Junction, CO 81503, for and in consideration of the sum of Four Thousand Three Hundred and 00/100 Dollars (\$4,300.00), the receipt and sufficiency of which is hereby acknowledged, has sold and conveyed, and by these presents does hereby sell 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 real property in the County of Mesa, State of Colorado, to wit:

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Executed and delivered this 13th day of AUGUST, 2008.

Redlands Water and Power Company a Colorado Non-Profit Corporation

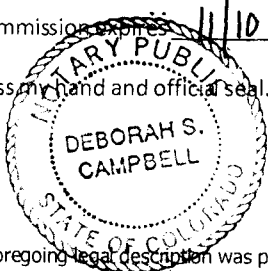
By: Charles Mitisek Charles Mitisek, President

State of Colorado))ss. County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of August, 2008 by Charles Mitisek, President for Redlands Water and Power Company, a Colorado Non-Profit Corporation.

My commission expires 11/10/09

Witness my hand and official seal.



Deborah S. Campbell Notary Public

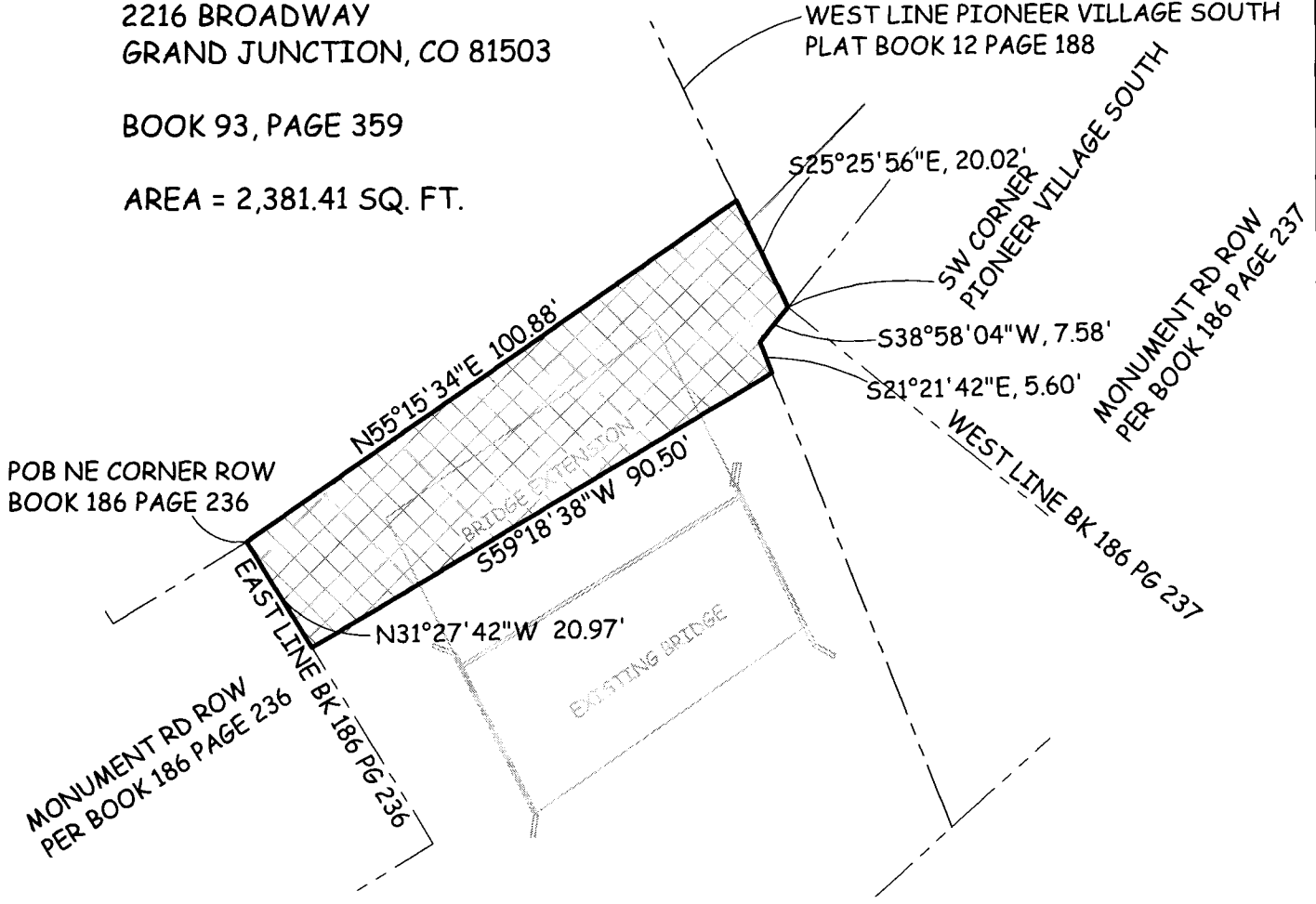
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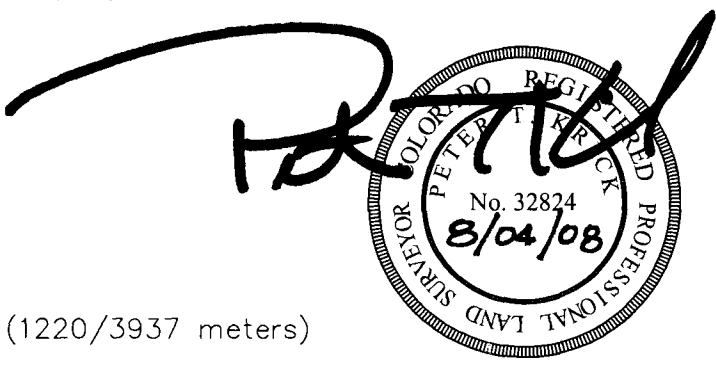
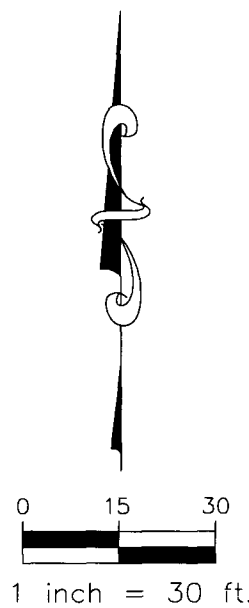


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DRAWN BY: MG
DATE: 4-07-2008
SCALE: 1" = 30'
APPR. BY: PTK

*MONUMENT ROAD BRIDGE
RIGHT OF WAY
REDLANDS WATER AND POWER*

