

SAM04IDP

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF CONTRACTOR:	SAM'S REAL ESTATE BUSINESS TRUST
SUBJECT / PROJECT:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES (25 ½ ROAD)
ADDRESS:	1040 INDEPENDENT AVENUE
PARCEL:	2945-103-32-002
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

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

2183002 BK 3612 PG 454-455
03/23/2004 09:32 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

SPECIAL WARRANTY DEED

SAM'S REAL ESTATE BUSINESS TRUST, a Delaware business trust, Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 certain parcel of land for right of way purposes lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being a portion of Lot 1, Replat of Independence Center Subdivision, as same is recorded in Plat Book 14, Page 126 and 127, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 1 and assuming the South line of said Lot 1 bears S 89°59'04" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 4621'10" W a distance of 28.30 feet; thence N 00°03'03" E a distance of 49.05 feet; thence N 89°50'13" E a distance of 20.50 feet, more or less, to a point being the Northeast corner of said Lot 1 and lying on the West right of way for 25-1/2 Road, said line being 33.00 feet West of and parallel to the East line of the NE 1/4 SW 1/4 of said Section 10; thence S 00°03'26" W along the East line of said Lot 3, a distance of 68.64 feet, more or less, to the Point of Beginning.

CONTAINING 1,206.1 Square Feet, more or less, as described herein and depicted on Exhibit "A" attached hereto and incorporated 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 the whole or any part thereof by, through or under Grantor.

Executed and delivered this 3rd day of March, 2004.

SAM'S REAL ESTATE BUSINESS TRUST, a Delaware Business Trust

By Romona L. West
Title: Asst. Secretary

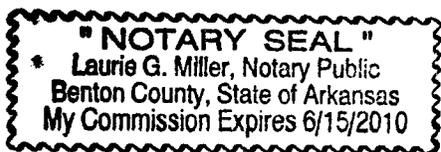
By Matt Desmond NH
Title: Director, Realty Management
Sam's Real Estate Business Trust

State of Arkansas)
)ss.
County of Benton)

The foregoing instrument was acknowledged before me this 3rd day of March, 2004 by Matt Desmond, as Director and attested to by Romona L. West, as Asst. Sec. of Sam's Real Estate Business Trust, a Delaware Business Trust.

My commission expires 6/15/2010.

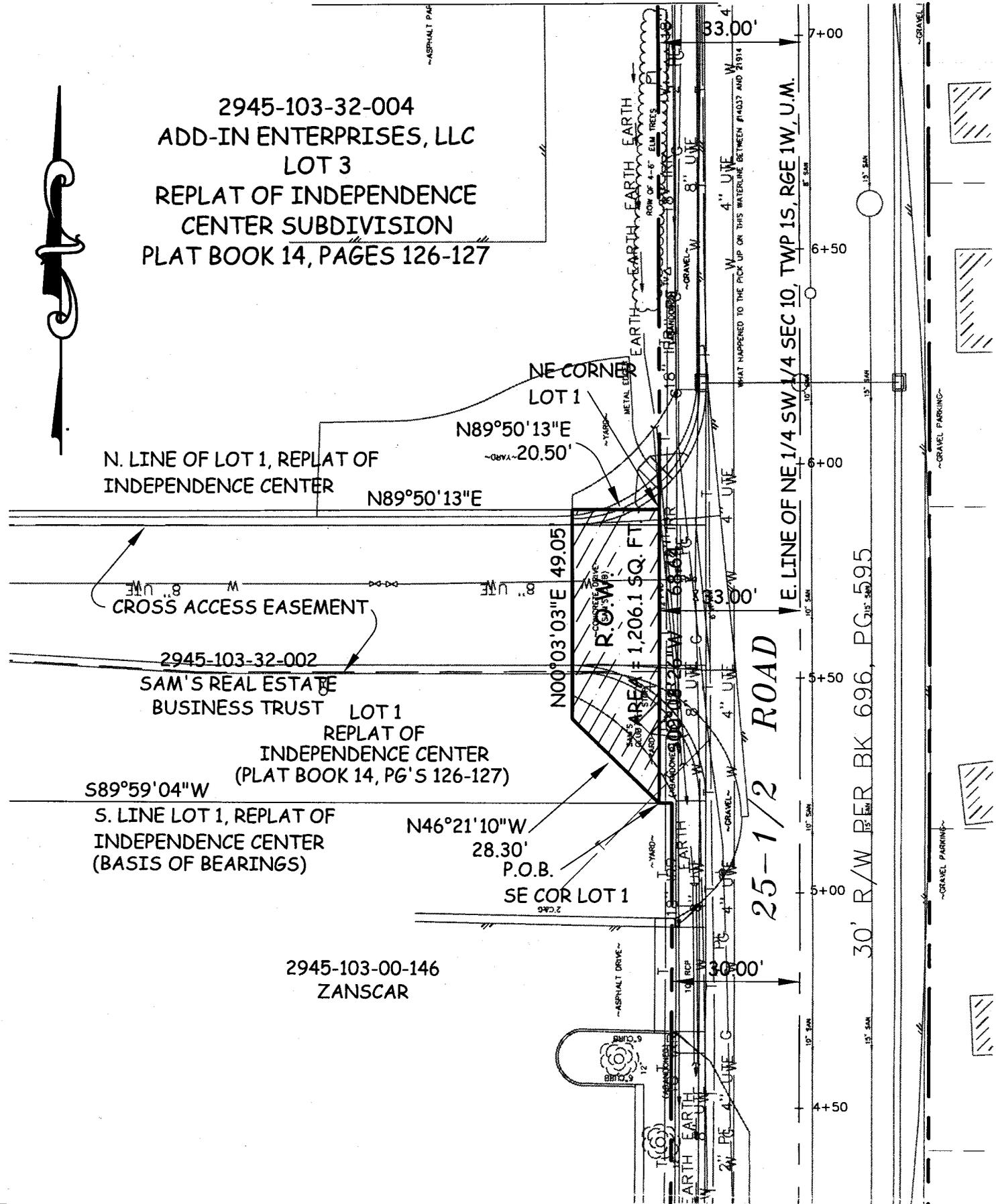
Witness my hand and official seal.



Laurie G. Miller
Notary Public

EXHIBIT "A"

2945-103-32-004
 ADD-IN ENTERPRISES, LLC
 LOT 3
 REPLAT OF INDEPENDENCE
 CENTER SUBDIVISION
 PLAT BOOK 14, PAGES 126-127



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.

DRAWN BY: P.T.K.
 DATE: 01-04-2004
 SCALE: 1" = 30'
 APPR. BY: TW

25.5 ROAD
 ADDITIONAL RIGHT OF WAY
 SAM'S REAL ESTATE BUSINESS TRUST
 2945-103-32-002

CITY OF
grand junction
 COLORADO
 serving the community together