

SLB07275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF PROPERTY OWNER
OR GRANTOR OR GRANTEE: SLB ENTERPRISES, LLC.

PURPOSE: PUBLIC ROADWAY AND UTILITIES
RIGHT-OF-WAY PURPOSES

ADDRESS: 356 27 ½ ROAD

PARCEL NO: 2945-214-00-216

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

3 PAGE DOCUMENT

RECEPTION #: 2394909, BK 4487 PG 660 08/07/2007 at
04:03:11 PM, 1 OF 3, R \$15.00 S \$1.00 Doc Code: WD
Janice Rich, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED

SLB Enterprises, LLC, a Utah 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:

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Center Quarter Corner of Section 24, Township 1 South, Range 1 West, of the Ute Meridian from whence the East Sixteenth Corner of said Section 24 bears S89°46'04"E a distance of 1319.57 feet; thence S89°46'04"E a distance of 330.00 feet; thence N0°07'57"E a distance of 20.00 feet to the POINT OF BEGINNING; thence N89°46'04"W a distance of 317.50 feet to the East right of way line of 27½ Road; thence along the East line of said 27½ Road N0°07'57"E a distance of 508.07 feet; thence S89°48'56"E a distance of 13.50 feet; thence S0°07'57"W a distance of 502.08 feet; thence S89°46'04"E a distance of 304.00 feet; thence S0°07'57"W a distance of 6.00 feet to the POINT OF BEGINNING.

Said tract of land contains 8,684 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

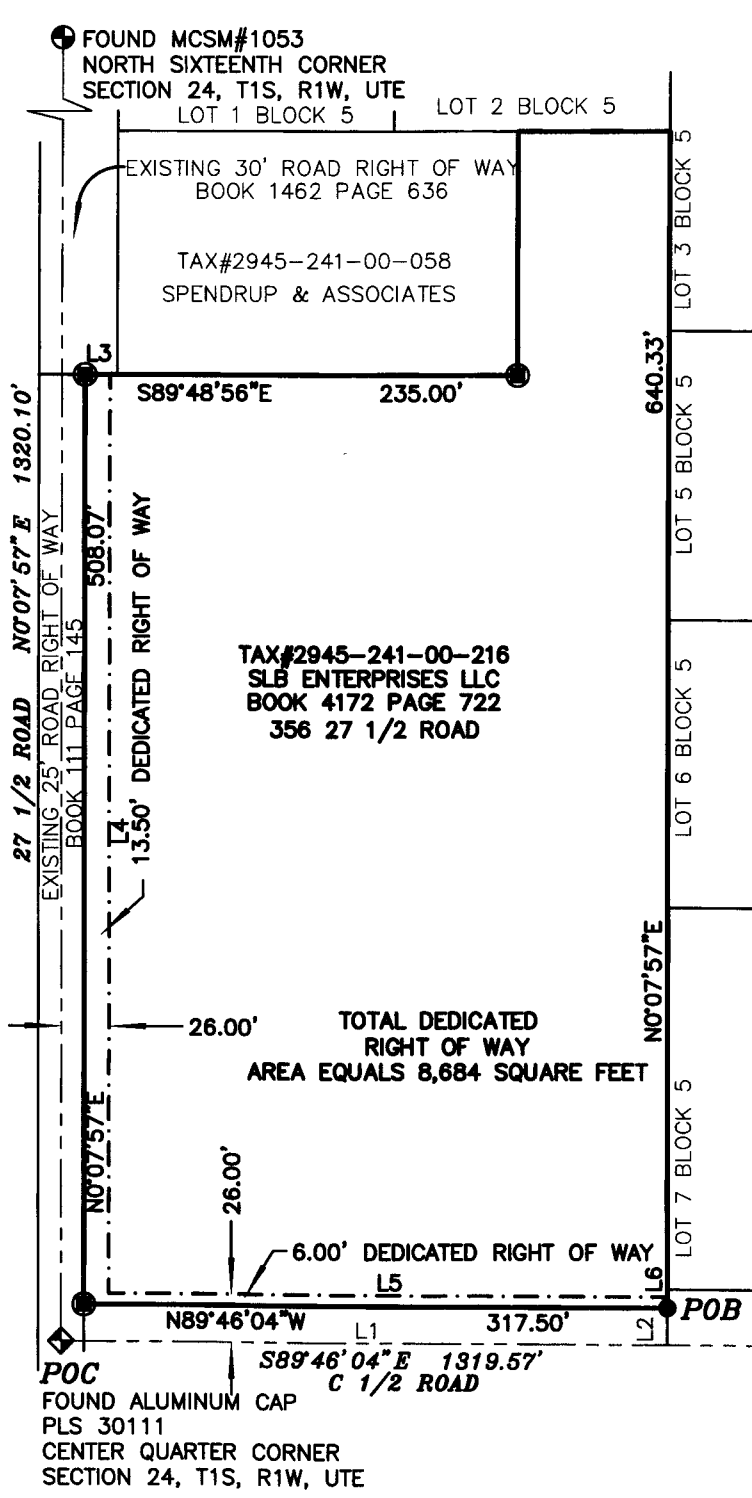
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants that it will warrant and defend the 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 3rd day of August, 2007.

SLB Enterprises, LLC,
A Utah Limited Liability Corporation

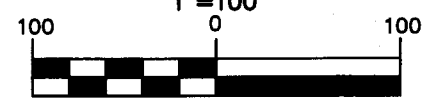


Larry E. Brady, Manager



GRAPHIC SCALE:

1"=100'



LEGEND:

- FOUND MESA COUNTY SURVEY MARKER ⊕
- FOUND PRIVATE SURVEY MONUMENT ◆
- RECOVERED No. 5 REBAR PLS 37904 ●
- FOUND No. 5 REBAR PLS 30111 ●
- POINT OF BEGINNING POB
- POINT OF COMMENCEMENT POC

LINE TABLE

NUM	BEARING	DISTANCE
L1	S89°46'04"E	330.00'
L2	N0°07'57"E	20.00'
L3	S89°48'56"E	13.50'
L4	S0°07'57"W	502.08'
L5	S89°46'04"E	304.00'
L6	S0°07'57"W	6.00'

LEGAL DESCRIPTION SKETCH
 SITUATED IN THE SW 1/4 NE 1/4 SECTION 24, T 1 S, R 1 W, UTE P.M.
356 27 1/2 ROAD
 TAX # 2945-241-00-216 OWNER: SLB ENTERPRISES, LLC
 CLIENT: SLB JOB #: 2006095 FIELD WORK: PWC
 DATE: 3/19/07 DRAWING NAME: LEGAL DRAWN BY: PWC

POLARIS SURVEYING
 PATRICK W. CLICK P.L.S. No. 37904
 695 36 ROAD
 PALISADE, CO 81526
 PHONE (970)986-0522