

SRE01IND

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (QUIT CLAIM)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: SAM'S REAL ESTATE BUSINESS TRUST, A
DELAWARE BUSINESS TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1040 INDEPENDENT
AVENUE, GRAND JUNCTION

PARCEL NO.: 2945-103-32-002

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

QUIT CLAIM DEED

Sam's Real Estate Business Trust, a Delaware business trust, Grantor, for and in consideration of the historic and future installation, operation, maintenance and repair of public roadway improvements, the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto 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, all of the right, title and interest of Grantor in and to the following described tract of land for Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southwest Corner of the Northeast 1/4 of the Southwest 1/4 (NE 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the NE 1/4 SW 1/4 of said Section 10 to bear N89°58'53" E with all bearings contained herein being relative thereto; thence N 89°58'53" E along the South line of the NE 1/4 SW 1/4 of said Section 10 a distance of 393.07 feet to the True Point of Beginning;
thence N 00°01'07"W a distance of 30.00 feet to the Southwest Corner of Lot 1, Replat of Independence Center Subdivision as recorded in Plat Book 14 at Pages 126 and 127, Records of Mesa County, Colorado,
thence N89°58'53"E a distance of 343.59 feet to a the Southeast Corner of Lot 1, Replat of Independence Center Subdivision;
thence S 00°02'31" W to the South line of the Northeast 1/4 of the Southwest 1/4 (NE 1/4 SW 1/4) of Section 10, a distance of 30.00 feet;
thence along said South line of the Northeast 1/4 of the Southwest 1/4 (NE 1/4 SW 1/4) of Section 10 a distance of 343.56 feet to the Point of Beginning,
containing 10,307.21 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Executed and Delivered this 16th day of March, 2001, 2000.

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

[Signature]
Secretary

[Signature]
President
Director of Wal-Mart Realty



State of Arkansas)
)ss.
County of Benton)

The foregoing instrument was acknowledged before me this 16th day of March, 2001, 2000
by Kim Taylor Director Wal-Mart Realty and attested to
by John Thompson Assistant Secretary of Sam's Real Estate Business Trust.

My commission expires 6/15/2010.
Witness my hand and official seal.

Laurie G. Miller
Notary Public

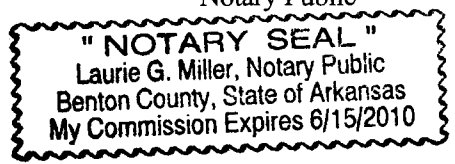
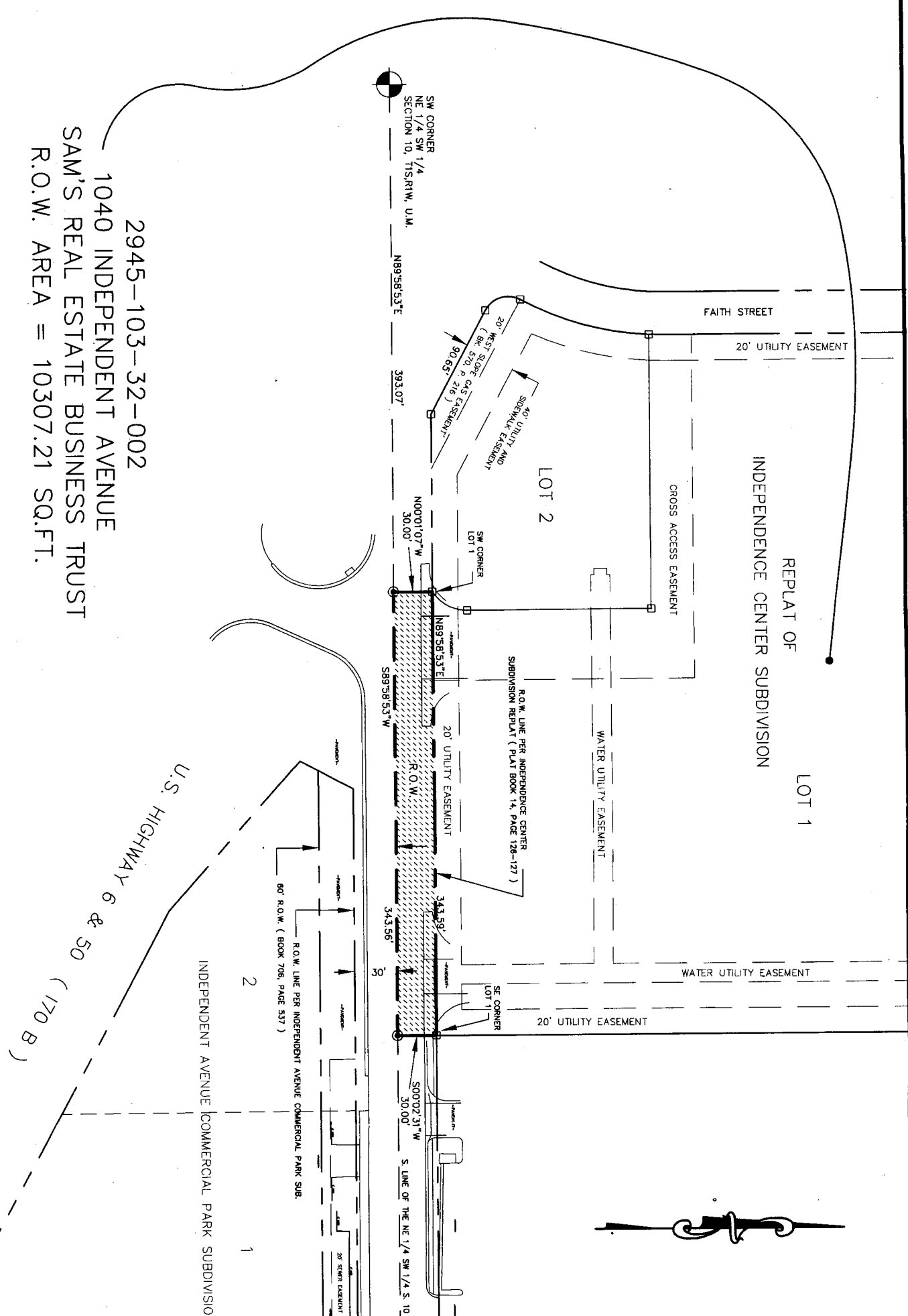


EXHIBIT "A"

2945-103-32-002
 1040 INDEPENDENT AVENUE
 SAM'S REAL ESTATE BUSINESS TRUST
 R.O.W. AREA = 10307.21 SQ.FT.



DRAWN BY: SRP
 DATE: 9-19-2000
 SCALE: 1" = 100'
 APPR. BY: IW
 FILE NO: INDEP1A.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 INDEPENDENT AVENUE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION