

TGG04PRE

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	THE GREEDY GROUP, LLC.
PURPOSE:	ROAD RIGHT-OF-WAY ALONG PRESLEY AVENUE
ADDRESS:	THE LEGENDS, FILING 6
PARCEL NO:	2943-071-00-008
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2004
EXPIRATION:	NONE
DESTRUCTION:	NONE

WARRANTY DEED

Grantor(s):
The Greedy Group, LLC

whose address is P.O. Box 1765, Grand Junction , Colorado 81502

*County of Mesa , and State of

Colorado , for the consideration of
TEN AND NO/100-----

----- dollars, in hand paid, hereby sell(s)

and convey(s) to:

The City of Grand Junction

whose address is 250 N. 5th Street, Grand Junction , Colorado 81501

*County of Mesa , and State of Colorado , the following real

property, in the *County of Mesa , and State of Colorado, to wit:

TAX SCHEDULE NUMBER:

property described on Exhibit "A" attached hereto.

also known by the street and number as

with all its appurtenances, and warrant(s) the title to the same, subject to:

easements, reservations, restrictions, covenants and rights of way of record, if any; and
distribution utility easements; and matters not shown by the Public Records but of which Grantee has actual knowledge;
and inclusion of the Property within any special taxing district; and the benefits and burdens of any declaration and party wall
agreements, if any.

Signed this _____ day of _____,

Ronald A. Abeloe

Ronald A. Abeloe, as Member/Manager
of The Greedy Group, LLC

Stanley E. Bell

Stanley E. Bell, as Member/Manager of
The Greedy Group, LLC

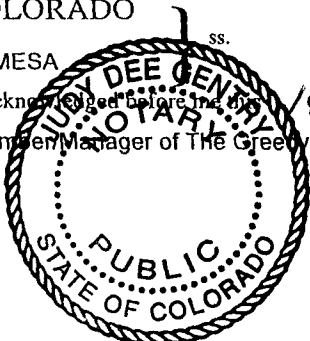
STATE OF COLORADO

County of MESA

The foregoing instrument was acknowledged before me by
BY: Ronald A. Abeloe, as Member/Manager of THE Greedy Group, LLC

_____ day of November, 2004

My Commission expires
11-30-04



Witness my hand and official seal.

My Commission Expires 11/30/2004
*If in Denver, insert "City and"

Judy Lee Gentry

K. Vanderhoef
Notary Public

Meridian Land Title, LLC Greedy Group

EXHIBIT "A"

A parcel of land situated in the NW1/4 NE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian being described as follows:

Beginning at the SE corner of the NW1/4 NE1/4 Section 7, Township 1 South, Range 1 East of the Ute Meridian and considering the North line of the NE1/4 NW1/4 Section 7, T1S, R1E, U.M. to bear S89°50'00"W as shown of the plat of THE LEGENDS, FILING FIVE, recorded in Plat Book 19 at Page 306, Reception No. 2116846, Drawer No. NN-92, and all bearings contained herein to be relative thereto;

thence S 89°58'57" W 494.02 feet along the South line of the NW1/4 NE1/4 Sec. 7, T1S, R1E, U.M. to the SW corner of that parcel of land described in Book 3347 at Page 201 of the Mesa County, Clerk and Recorder's Office;

thence N 00°12'21" W 8.00 feet along the West line of that parcel of land described in Book 3347 at Page 201;

thence N 89°58'57" E 494.08 feet to the East line of that parcel of land described in Book 3347 at Page 201;

thence S 00°09'08" E 8.00 feet to the Point of Beginning, containing 0.09 Acres as described.
MESA COUNTY, COLORADO.

Authored by

Max E. Morris

Q.E.D. Surveying Systems Inc.

1018 Colorado Ave.

Grand Junction, Co. 81501

8/9/2004

PATTERSON ROAD

S89°50'00"W 1351.45 (BASIS OF BEARINGS)

N89°48'34"E 1320.80

NW CORNER
NE1/4 NW1/4
SECTION 7
T1S, R1E, U.M.
MCSM 1340-1

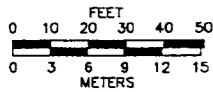
N1/4 CORNER
SECTION 7
T1S, R1E, U.M.
MCSM NO. 217-1
T.B.M. 4733.90

NE CORNER
NW1/4 NE1/4
SECTION 7
T1S, R1E, U.M.
MCSM NO. 43-1

N



EXHIBIT "A"



BOOK 3347 PAGE 201
2943-071-00-008
GREEDY GROUP LLC
PO BOX 1765
GRAND JUNCTION, CO.

N00°12'21"W
8.00'

SE CORNER
NW1/4 NE1/4
SECTION 7
T1S, R1E, U.M.
MCSM NO 50-2

N00°09'08"W 1318.04

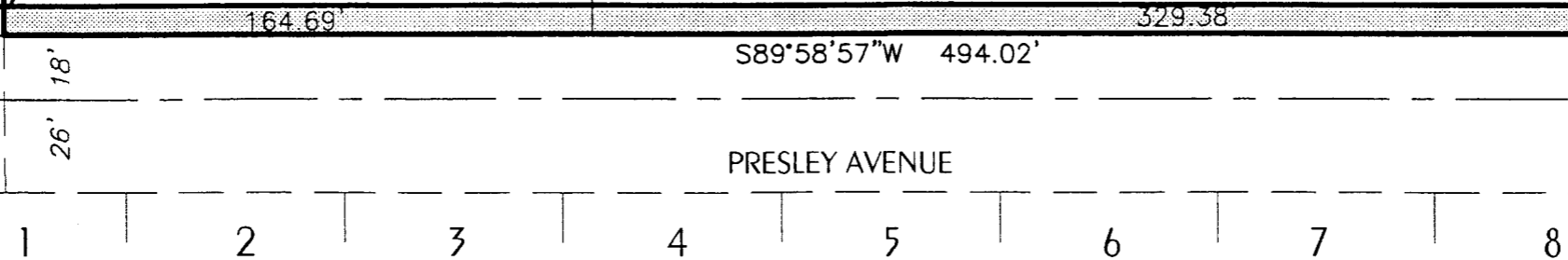
S00°09'08"E
8.00'

N89°58'57"E 494.08'

S89°58'57"W 494.02'

P.O.B.

PRESLEY AVENUE



THE LEGENDS, FILING SIX

PROPOSED - NOT YET DEVELOPED