

TPL96MAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: THE TRUST FOR PUBLIC LAND, A
CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION BY: SANDRA
J. TASSEL (COLORADO PROJECTS COORDINATOR)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2944-F-ROAD
MATCHETT PROPERTY 2844 F Road
CITY DEPARTMENT: PARKS AND RECREATION

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Recorded at _____ o'clock _____ M.

Reception No. _____

1758667
Recorder
1758667 1221PM 05/29/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$193.70

SPECIAL WARRANTY DEED

THE TRUST FOR PUBLIC LAND, a California nonprofit public benefit corporation ("Grantor"), whose street address is 418 Montezuma, Santa Fe, New Mexico 87501, County of Santa Fe, State of New Mexico, for the consideration of the sum of One Million Nine Hundred Thirty-Seven Thousand Forty-Seven and 60/100 Dollars, the receipt and sufficiency of which is hereby acknowledged, in hand paid, hereby sells and conveys to the GRAND JUNCTION PUBLIC FINANCE CORPORATION, a Colorado nonprofit corporation, whose street address is 250 N. 5th Street, Grand Junction, Colorado 81501 of the County of Mesa, State of Colorado, the following real property in the County of Mesa, State of Colorado, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

also known by street and number as: 2844 F Road, Grand Junction, Colorado.

with all its appurtenances and warrant the title against all persons claiming under the Grantor, subject to:

Taxes for the year of 1996, due and payable in 1997, and subsequent years, and those items as shown on "EXHIBIT B" attached hereto; and

The reservation of Kenneth M. Matchett, Jr. and Sarah M. Matchett, their heirs, executors and assigns, of a nonexclusive equestrian, pedestrian and livestock easement for access to the culvert installed by the Bureau of Reclamation. Said easement is for the use and benefit of other property owned by Kenneth M. Matchett, Jr. and Sarah M. Matchett, their heirs, executors and assigns, to the East of the property conveyed herein, and is described on "EXHIBIT C" attached hereto.

Signed this 28th day of May, 1996.

THE TRUST FOR PUBLIC LAND,
a California nonprofit public benefit
corporation

By: Dandra J Sweet
Name: Dandra J. Sweet
Title: Colorado Project Dir.

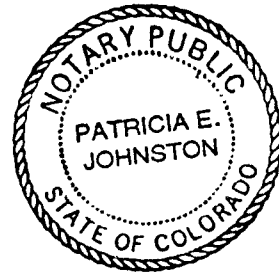
STATE OF COLORADO)
)
COUNTY OF Mesa)

The foregoing instrument was acknowledged before me this 28th day of May 1996 by THE TRUST FOR PUBLIC LAND, a California nonprofit public benefit corporation by Sandra J. Tassel as Colorado Projects Coordinator
Witness my hand and official seal. for the Trust for Public Land, a California nonprofit public benefit corporation.

My commission expires: 9-21-98

(Seal)

Patricia E. Johnston
Notary Public



PARCEL 1:

The E 1/2 NW 1/4 South of the centerline of the Government Canal, Section 6, Township 1 South, Range 1 East, Ute Meridian,

PARCEL 2:

The NE 1/4 SW 1/4, Section 6, Township 1 South, Range 1 East, Ute Meridian, Except a parcel of land being more particularly described as follows:

Commencing at the South quarter corner of said Section 6, whence the East 1/16 Corner on the South line of Section 6 bears North 89°49'12" East, thence North 00°48'05" West 660.70 feet; thence South 89°50'44" West 672.05 feet; thence North 00°28'53" West 660.79 feet to the South line of the Northeast quarter of the Southwest quarter, this being the Point of Beginning;

Thence South 89°51'19" West 668.36 feet to the Southeast corner of Government Lot 6 in said Section 6;
Thence North 00°09'27" West 930.89 feet along the East line of said Government Lot 6;
Thence North 89°50'51" East 664.00 feet;
Thence South 00°25'32" East 930.99 feet to the Point of Beginning,

PARCEL 3:

The N 1/2 E 1/2 SE 1/4 SW 1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian,

PARCEL 4:

Beginning at a point on the South line of Section 6, Township 1 South, Range 1 East of the Ute Meridian, being 675.75 feet North 89°50'00" East of the Southeast corner of Government Lot 7 Section 6, Township 1 South, Range 1 East, Ute Meridian, and considering the South line of the SW 1/4 Section 6, Township 1 South, Range 1 East, Ute Meridian to bear North 89°50'00" East and all bearings contained herein to be relative thereto; thence North 00°49'01" West 1321.82 feet to the Northwest corner of the E 1/2 SE 1/4 SW 1/4 Section 6, Township 1 South, Range 1 East, Ute Meridian, thence North 89°51'10" East 670.95 feet to the Northeast corner of the E 1/2 SE 1/4 SW 1/4 Section 6, thence South 01°01'30" East 1321.66 feet to the Southeast corner of E 1/2 SE 1/4 SW 1/4 of Section 6, thence South 89°50'00" West 675.75 feet to the Point of Beginning,
EXCEPT the South 50 feet for Road Right-of-way as granted to Mesa County by instrument recorded May 3, 1982 in Book 1370 at Page 219, and EXCEPT the NE 1/4 SE 1/4 SW 1/4 Section 6, Township 1 South, Range 1 East, Ute Meridian,

PARCEL 5:

W 1/2 NW 1/4 SE 1/4 and the W 1/2 SW 1/4 SE 1/4 of Section 6, Township 1 South, Range 1 East of the Ute Meridian,
EXCEPT Beginning at a point 203.10 feet East of the S 1/4 corner of said Section 6,
thence North 130 feet,
thence North 25° West 63.93 feet,
thence North 31°03' East 138.10 feet,
thence South 27°41' East 120 feet,
thence South 200 feet to a point on the South line of said Section 6,
thence West along the South line of said Section 6, a distance of 100 feet to the point of beginning,
AND EXCEPT from the S 1/4 corner of said Section 6 and considering the South line of said Section 6 to bear due East and with all other bearings described herein being relative thereto, East along the South line of said Section 6, a distance of 78.10 feet to the point of beginning,
thence North 168 feet,
thence North 78°30' East 100 feet,
thence South 25°00' East 63.93 feet,
thence South 130 feet to a point on the South line of said Section 6,
thence West along the South line of said Section 6, a distance of 125 feet to beginning,
AND EXCEPT the South 50 feet as conveyed to County of Mesa by instrument recorded January 14, 1983 in Book 1410 at Page 316,

PARCEL 6:

The E 1/2 NW 1/4 SE 1/4 of Section 6, Township 1 South, Range 1 East, Ute Meridian and the W 1/2 NE 1/4 South of the centerline of the Government Canal, Section 6, Township 1 South, Range 1 East, Ute Meridian,
EXCEPT that part conveyed to Department of Interior, Bureau of Reclamation by instrument recorded April 8, 1992 in Book 1891 at Page 528,

ALL IN MESA COUNTY, COLORADO.

EXHIBIT "B"

AFFECTS PARCEL 1:

Reservation, as set forth in United States Patent recorded April 28, 1908 in Book 70 at Page 428 as follows: "Herein described property subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises."

Easement and/or Right of Way granted to Grand Valley Rural Power Lines, Inc., across herein described property as set forth by instrument recorded December 7, 1938 in Book 373 at Page 454.

Right of way for the Government Highline Canal pursuant to subscription for stock recorded April 4, 1908 in Book 130 at Page 31.

AFFECTS PARCELS 2, 3 AND 4:

Reservation, as set forth in United States Patent recorded October 21, 1891 in Book 11 at Page 119 as follows: "Herein described property subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises."

AFFECTS PARCEL 4:

NOTE: There appears of record a notice concerning zoning and planning properties along F Road as shown by instrument recorded November 10, 1988 in Book 1718 at Page 318 and recorded January 29, 1991 in Book 1822 at Page 99.

AFFECTS PARCEL 5:

Reservation, as set forth in United States Patent recorded April 28, 1892 in Book 11 at Page 187 as follows: "Herein described property subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises."

Reservation, as set forth in United States Patent recorded April 28, 1892 in Book 11 at Page 187 as follows: "Herein described property subject to the right-of-way for ditches and canals constructed by authority of the United States."

NOTE: There appears of record a notice concerning zoning and planning properties along F Road as shown by instrument recorded November 10, 1988 in Book 1718 at Page 318 and recorded January 29, 1991 in Book 1822 at Page 99.

Terms, conditions, stipulations, obligations and provisions of Agreement and Grant of Easement recorded June 30, 1994 in Book 2082 at Page 700.

AFFECTS PARCEL 6:

Reservation, as set forth in United States Patent recorded April 28, 1892 in Book 11 at Page 187 as follows: "Herein described property subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to intersect said premises."

Reservation, as set forth in United States Patent recorded April 28, 1892 in Book 11 at Page 187 as follows: "Herein described property subject to the right-of-way for ditches and canals constructed by authority of the United States."

Terms, conditions, stipulations, obligations and provisions of Agreement and Grant of Easement recorded June 30, 1994 in Book 2082 at Page 700.

Terms, conditions, stipulations, obligations and provisions of Agreement and Grant of Easement recorded February 17, 1995 in Book 2128 at Page 439.

Terms, conditions, stipulations, obligations and provisions of Contract recorded April 8, 1992 in Book 1891 at Page 519.

Easement and right of way for location of a pump and pipeline as reserved by Kenneth M. Matchett, Jr. and Sarah M. Matchett in Deed to Kenneth M. Matchett and Thelma H. Matchett, recorded November 10, 1993, in Book 2023 at Page 809, in which the specific location of the easement and right of way is not defined.


Right of way for the Government Highline Canal pursuant to subscription for stock recorded March 3, 1908 in Book 129 at Page 29.

DESCRIPTION - 12' Wide "Matchett Easement"

A strip of land, 12.00 feet in width, located in the North Half of Section 6, Township 1 South, Range 1 East, Ute Meridian, City of Grand Junction, State of Colorado, lying 6.00 feet on each side of the following described centerline:

Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 6, as monumented by a BLM cap, and considering the South line of said Northeast Quarter of the Northwest Quarter to bear North 89 degrees 53 minutes 24 seconds West, a distance of 1329.15 feet to the Southwest corner of said Northeast Quarter of the Northwest Quarter, with all bearings contained herein relative thereto; thence North 82 degrees 13 minutes 23 seconds East, a distance of 1342.21 feet to a point at the intersection of the East line of the Northwest Quarter of the Northeast Quarter of said Section 6 with a line lying 6.00 feet Southerly of and parallel with the South line of the Bureau of Rec. Canal R.O.W. as described in Book 1891 at Page 519 said Point being the POINT OF BEGINNING; thence North 75 degrees 00 minutes 32 seconds West, along said parallel line, a distance of 811.98 feet; thence South 78 degrees 44 minutes 23 seconds West, a distance of 358.34 feet to a point of curve; thence along the arc of a curve to the left having a delta angle of 102 degrees 44 minutes 29 seconds, a radius of 79.68 feet, an arc length of 142.89 feet and a chord which bears South 22 degrees 33 minutes 29 seconds West, a distance of 124.50 feet to a point of reverse curve; thence along the arc of a curve to the right having a delta angle of 330 degrees 16 minutes 56 seconds, a radius of 123.70 feet, an arc length of 64.16 feet and a chord which bears South 16 degrees 42 minutes 09 seconds East, a distance of 63.44 feet; thence South 02 degrees 37 minutes 57 seconds East, a distance of 129.20 feet; thence along the arc of a curve to the right having a delta angle of 226 degrees 32 minutes 31 seconds, a radius of 31.43 feet, an arc length of 73.21 feet, and a chord which bears South 52 degrees 16 minutes 40 seconds West, a distance of 57.75 feet; thence North 67 degrees 25 minutes 43 seconds West, a distance of 55.83 feet; thence North 45 degrees 34 minutes 41 seconds West, a distance of 58.76 feet; thence North 24 degrees 52 minutes 24 seconds West, a distance of 56.73 feet; thence North 08 degrees 00 minutes 35 seconds West, a distance of 105.03 feet; thence North 23 degrees 54 minutes 41 seconds East, a distance of 36.36 feet; thence North 18 degrees 32 minutes 39 seconds West, a distance of 53.11 feet; thence North 19 degrees 42 minutes 43 seconds East, a distance of 37.58 feet; thence North 21 degrees 20 minutes 59 seconds West, a distance of 16.86 feet; thence North 06 degrees 12 minutes 11 seconds East, a distance of 14.74 feet to the POINT OF BEGINNING.

I, Patrick C. O'Hearn, a surveyor licensed in the State of Colorado, do hereby certify that the above description was prepared by me or under my direct supervision and checking.



Patrick C. O'Hearn PLS 23515
May 24, 1996