

TXR97282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: TEXAS ROADHOUSE OF GRAND
JUNCTION LLC BY SCOTT GREGOR, VICE PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 28 3/4 ROAD
RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: NONE

RIGHT-OF-WAY DEDICATION

BOOK 2346 PAGE 940

KNOW ALL MEN BY THESE PRESENTS, that Texas Roadhouse of Grand Junction, LLC, a Kentucky Limited Liability Company, of Jefferson County, State of Kentucky, Grantor(s), for an in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration, in hand paid by the City of Grand Junction, a Colorado home rule municipality, Grantee(s), receipt of which is hereby acknowledged, have given and granted and by these presents do hereby give and grant unto the Grantee(s), heirs, successors, and assigns the following real property situate in the County of Mesa and State of Colorado, to wit:

A tract of land located in the SW¹/₄ of the SE¹/₄ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, more particularly described as follows:

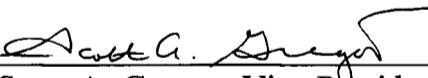
Beginning at a point on the westerly right-of-way line of 28 3/4 Road, which is on the easterly property line of an irregular tract of land as recorded in Book 2107 at Page 742 of the records of the Mesa County Clerk and Recorders office, whence the E 1/16 corner common to Section 7 and Section 18, Township 1 South, Range 1 east of the Ute Meridian bears S 30° 53' 09" E, 58.44 feet;

1. Thence N 00° 00' 00" E, 8.00 feet along said right-of-way line;
2. Thence S 45° 08' 49" W, 11.28 feet to the northern right-of-way of North Avenue;
3. Thence S 89° 42' 23" E, 8.00 feet along said right-of-way line to the point of beginning.

The tract of land as described above contains 32.0 square feet more or less.

Grantor(s) further hereby covenant with the Grantee(s) they have good title to the aforescribed premises; that they have good and lawful right of grant this real property; that they will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 28TH day of MAY, 1997.



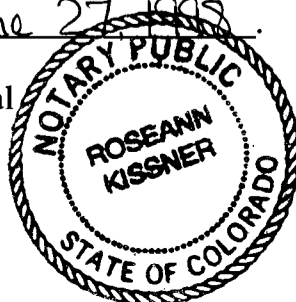
 Scott A. Gregor, Vice President
 Texas Roadhouse of Grand Junction, LLC.

STATE OF Colorado)
) ss.
 County of Mesa)

The foregoing instrument was acknowledged before me this 28th day of May, 1997, by Scott Gregor, Texas Roadhouse

My Commission expires June 27, 1999.

Witness my hand and official seal





 Notary Public