

WALOONTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WAL-MART STORES, INC., A DELAWARE CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2881 NORTH AVENUE

PARCEL NO.: 2943-181-15-001

FILE NO.: SPR-2000-118

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1967931 10/06/00 0311PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$5.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

WAL-MART STORES, INC., a Delaware Corporation, successor in interest to WAL-MART PROPERTIES, INC., also known as 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 granted and conveyed, and by these presents does hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northwest Corner of Lot One (1) of WAL-MART TWO SUBDIVISION, situate in the Northeast 1/4 of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 14 at Page 235 in the office of the Mesa County Clerk and Recorder, with all bearings contained herein being relative to the recorded plat of said Subdivision;  
thence N 89°59'22" E along the north boundary line of said Lot One a distance of 165.28 feet;  
thence continuing along the north boundary line of said Lot One, N 90°00'00" E a distance of 356.39 feet to the Northeast Corner of said Lot One;  
thence S 00°16'12" W along the east boundary line of said Lot One a distance of 5.00 feet;  
thence leaving the east boundary line of said Lot One, N 90°00'00" W a distance of 356.41 feet;  
thence S 89°59'22" W a distance of 21.82 feet;  
thence S 00°00'33" E a distance of 4.00 feet;  
thence S 89°59'22" W a distance of 92.59 feet;  
thence N 00°00'33" W a distance of 4.00 feet;  
thence S 89°59'22" W a distance of 50.87 feet to a point on the west boundary line of said Lot One;  
thence N 00°09'24" W a distance of 5.00 feet to the Point of Beginning,  
containing 2,980.60 square feet as described.

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 covenanting 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 18th day of SEPTEMBER, 2000.

Attest:

WAL-MART STORES, INC.,  
a Delaware corporation

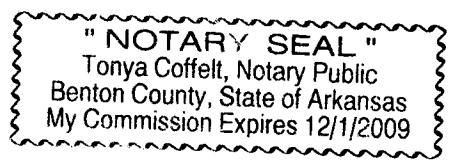
By: Kristi Phillips  
Kristi Phillips  
Assistant Secretary  
State of ARKANSAS)  
County of Benton)

By: Robert M. Bedard  
Robert M. Bedard  
Assistant Vice President

The foregoing instrument was acknowledged before me this 18th day of September, 2000, by Robert M. Bedard as ASST. VICE PRESIDENT and attested to by Kristi Phillips as Assistant Secretary of WAL-MART STORES, INC., a Delaware corporation.

My commission expires 12-1-2009.

Witness my hand and official seal.



Tonya Coffelt  
Notary Public

Approved as to legal terms only  
By: [Signature]  
WAL-MART LEGAL TEAM  
Date Sept. 18, 2000