

WKR05WKR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF PROPERTY OWNER
OR GRANTOR OR GRANTEE: WALKER FIELD PUBLIC AIRPORT AUTHORITY

PURPOSE: CONVEYANCE TO AIRPORT

ADDRESS: 2828 WALKER FIELD DRIVE

PARCEL NO: 2943-062-00-941

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2005

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2293492 BK 4063 PG 363-365
12/22/2005 09:36 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

SPECIAL WARRANTY DEED

The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, 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 sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **Walker Field, Colorado, Public Airport Authority**, Grantee, its successors and assigns forever, the following described tract or parcel of land, to wit: 2825 WALKER FIELD DR, GRAND JUNCTION, COLORADO 81506,

A tract of land located in a part of the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 6, T1N, R1E, of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

BEGINNING at a point on the West line of said Section 6 from which the NW corner of said Section 6 bears North a distance of 205.7 feet; thence 683.9 feet along the arc of a curve, concave to the north, whose radius is 1487.1 feet and which chord bears S75°45'00"E a distance of 677.9 feet; thence North, a distance of 371.3 feet to the north line of said Section 6; thence N89°53'30" W, along the North line of said Section 6, a distance of 657.0 feet to the NW corner of said Section 6; thence South, along the west line of said Section 6, a distance of 205.7 feet to the point of beginning.

CONTAINING 4.759 acres more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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 covenants 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 claiming by, through or under Grantor.

Executed and delivered this 13th day of December, 2005.



The City of Grand Junction,
A Colorado Home Rule Municipality

[Signature]
Kelly Arnold, City Manager

Attest:

[Signature]
Stephanie Tuin, City Clerk

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of December, 2005, by Kelly Arnold as City Manager and attested to by Stephanie Tuin as City Clerk of the City of Grand Junction, a Colorado Home Rule Municipality.

My commission expires: 3/13/09

Witness my hand and official seal.

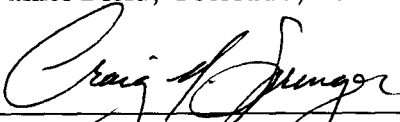


[Signature]
Notary Public

12/13/2005
4:11 PM
H:\My So Called Life\City Property\Airport Authority SWD.doc

Accepted By:

Walker Field, Colorado, Public Airport Authority



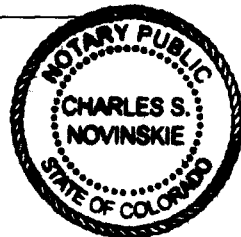
Craig Springer, Chairman

State of Colorado)
) ss.
County of Mesa)


The foregoing instrument was acknowledged before me this 14th day of December, 2005, by Craig Springer, as Chairman for Walker Field, Colorado, Public Airport Authority.

My commission expires: _____

Witness my hand and official seal.



My Commission Expires 08/01/2008



NOTARY PUBLIC

EXHIBIT "A"

2705-313-00-941

NW COR SEC. 6
T1S, R1E, UTE MERIDIAN

NORTH LN. SECTION 6
N 89°53'30" W, 657.0'

2701-364-00-940

WEST LN. SEC. 6

S 00°00'00" E, 205.7'

2943-062-00-941
AREA = 4.759 ACRES +/-

2943-062-00-940

POB

R= 1487.1'
L= 683.9'
Ch Brg = S 75°45'00"E
Ch= 677.9'

S 00°00'00" E, 371.3'

INTERSTATE 70

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MG
DATE: 11-10-05
SCALE: NTS
APPR. BY: PTK

2943-062-00-941

CITY OF
Grand Junction
COLORADO