

WM201NTH

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES

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

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

PARCEL NO.: 2943-181-15-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

2020991 10/22/01 1212PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00
Doc fee \$ No fee

WARRANTY DEED

WAL-MART STORES, INC., a Delaware corporation, successor in interest to WAL-MART PROPERTIES, INC., 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, situate in and being a part of Lot One (1) of WAL-MART TWO SUBDIVISION as recorded in Plat Book 14 at Page 235 in the office of the Mesa County Clerk and Recorder, to wit:

Commencing at the Northwest Corner of the Northeast 1/4 of the Northeast 1/4 (NE 1/4 NE 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, and considering the North line of the NE 1/4 NE 1/4 of said Section 18 to bear S 90°00'00" E with all bearings contained herein being relative thereto;
thence S 00°09'25" E along the West line of the NE 1/4 NE 1/4 of said Section 18 a distance of 55.01 feet to a point on the Southerly right-of-way line for North Avenue as described by instrument recorded in Book 2758 at Page 554 in the office of the Mesa County Clerk and Recorder, said point being the True Point of Beginning;
thence N 90°00'00" E along the Southerly right-of-way line for North Avenue as aforesaid a distance of 40.22 feet;
thence leaving said right-of-way line, S 26°31'12" W a distance of 14.09 feet;
thence S 00°14'06" E a distance of 1.39 feet to a point on the Southerly line of an existing Multi-Purpose Easement as described by instrument recorded in Book 2758 at Page 555 in the office of the Mesa County Clerk and Recorder;
thence along the Southerly line of said Multi-Purpose Easement the following three (3) courses:

- 1. S 90°00'00" W a distance of 33.95 feet;
- 2. S 00°00'38" W a distance of 4.00 feet;
- 3. S 89°59'27" W a distance of 22.15 feet;

thence leaving the Southerly line of said Multi-Purpose Easement, N 43°01'57" W a distance of 19.16 feet to a point on the Southerly right-of-way line for North Avenue as aforesaid;
thence along the Southerly right-of-way line for North Avenue the following three (3) courses:

- 1. N 89°59'22" E a distance of 25.43 feet;
- 2. N 00°00'38" W a distance of 4.00 feet;
- 3. N 89°59'22" E a distance of 21.82 feet to the Point of Beginning,

containing 1,124.15 square feet 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 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 10 day of October, 2001.

WAL-MART STORES, INC.,
a Delaware corporation

Attest:

By: [Signature]
Assistant Secretary

By: [Signature]
Assistant Vice President

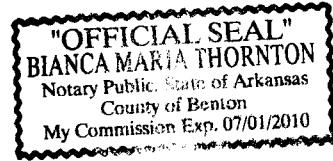
Approved (as to legal terms only)
By: [Signature]
WAL-MART LEGAL TEAM
Date 10-17-01

State of Arkansas)
County of Benton)ss.

The foregoing instrument was acknowledged before me this 17th day of October, 2001,
by ROBERT M. BEDARD as ASSISTANT VICE PRESIDENT and attested to
by ADELE E. LUCAS as ASSISTANT SECRETARY of WAL-MART
STORES, INC., a Delaware corporation.

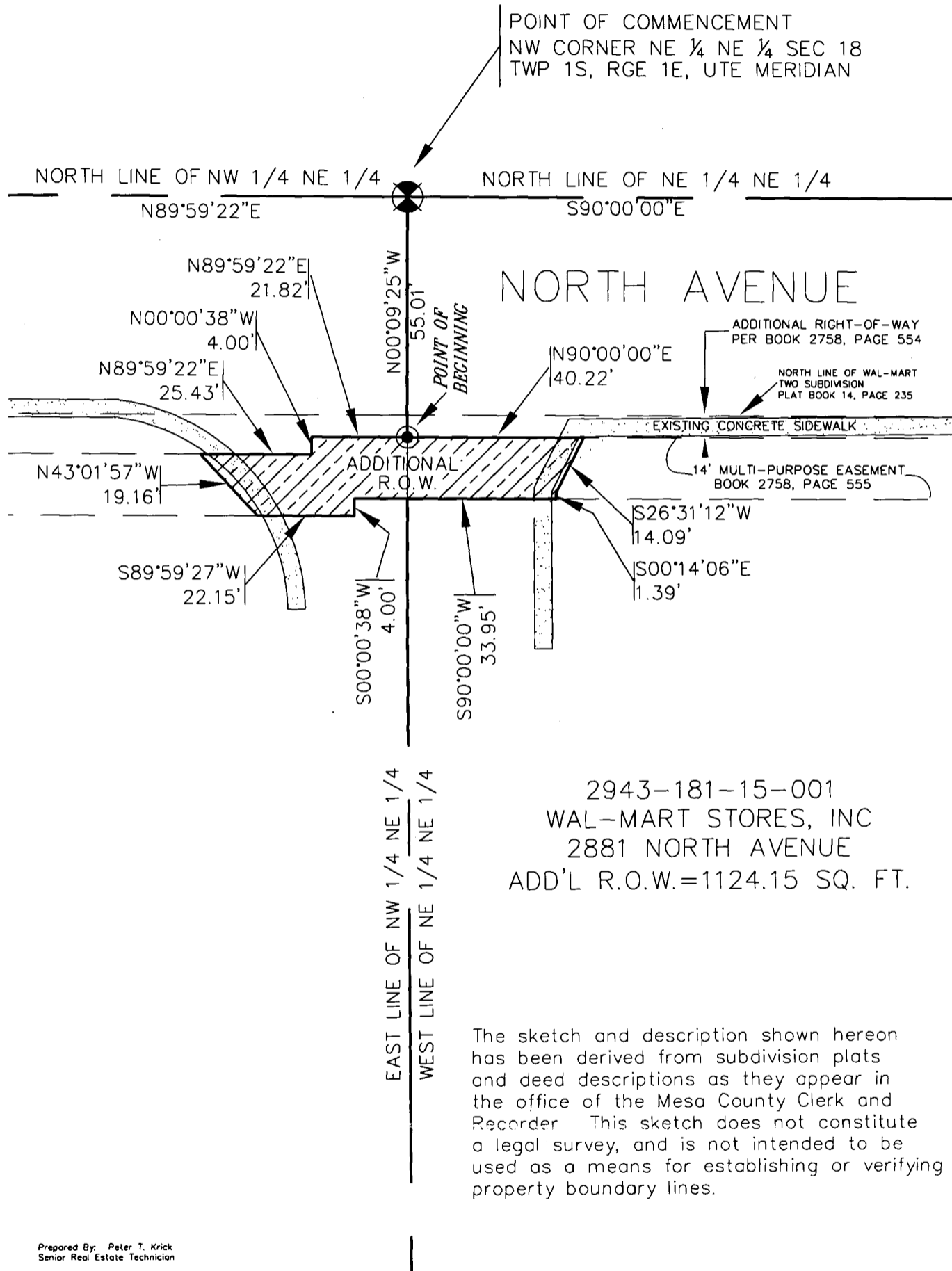
My commission expires 7-1-2010.

Witness my hand and official seal.



Bianca Maria Thornton
Notary Public

EXHIBIT "A"



DRAWN BY: P.I.K.
DATE: 09-24-2001
SCALE: 1" = 30'
APPR. BY: JW
FILE NO: 1010.DWG

RIGHT-OF-WAY DESCRIPTION MAP
ADDITIONAL R.O.W. WAL-MART/NORTH AVE.

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION