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TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	ZANSCAR, LLC A COLORADO LIMITED LIABILITY COMPANY
PURPOSE:	PARCEL OF LAND FOR PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	1048 INDEPENDENT AVENUE PARCEL A & B
PARCEL NO:	2945-103-00-146
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
 Real Estate Division
 250 North 5th Street
 Grand Junction, CO 81501

2316582 BK 4154 PG 838-840
 05/11/2006 03:21 PM
 Janice Ward CLK&REC Mesa County, CO
 RecFee \$15.00 SurChs \$1.00
 DocFee EXEMPT

WARRANTY DEED

This Warranty Deed made this 7th day of May, 2006 by and between **Zanscar, LLC a Colorado limited liability company, Grantor**, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, 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 **The City of Grand Junction, Grantee**, a Colorado home rule municipality, 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 Right-of-Way purposes, to wit:

Two (2) parcels of land for road Right-of-Way purposes, located in the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Parcel A

Commencing at the northwest corner of Right-of-Way as described in Book 3062, Pages 764 through 766, as recorded in the office of the Mesa County Clerk and Recorder, said point also being on the west line of a parcel of land as described in Book 2119, Page 224 and recorded in said office, and considering the north line of said Right-of-Way to bear N89°58'06"E, with all bearings herein being relative thereto; thence N89°58'06"E, along the north line of said Right-of-Way, a distance of 38.23 feet to the POINT OF BEGINNING; thence N55°50'02"E, a distance of 17.90 feet; thence S00°00'00"W, a distance of 10.04 feet, more or less, to the north line of said Right-of-Way; thence S89°58'06"W, along the north line of said Right-of-Way, a distance of 14.81 feet, more or less, to the point of beginning;

Containing 74.36 square feet, more or less, as described.

Parcel B

Commencing at the northwest corner of Right-of-Way as described in Book 3062, Pages 764 through 766, as recorded in the office of the Mesa County Clerk and Recorder, said point also being on the west line of a parcel of land as described in Book 2119, Page 224 and recorded in said office, and considering the north line of said Right-of-Way to bear N89°58'06"E, with all bearings herein being relative thereto; thence N89°58'06"E, along the north line of said Right-of-Way, a distance of 78.15 feet to the POINT OF BEGINNING; thence N00°00'00"E, a distance of 9.86 feet; thence S53°42'44"E, a distance of 16.65 feet, more or less, to the north line of said Right-of-Way; thence S89°58'06"W, along the north line of said Right-of-Way, a distance of 13.42 feet, more or less, to the point of beginning;

Containing 66.18 square feet, more or less, as described.

The areas of Parcels A & B combined comprise 140.54 square feet, 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 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 4th day of May, 2006.

Zanscar, LLC
a Colorado limited liability company

By: Richard A. Scariano
Richard A. Scariano, Member and Manager

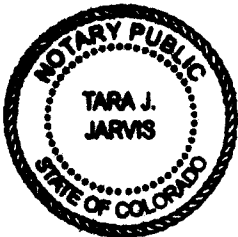
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of May, 2006 by Richard A. Scariano, Member and Manager of Zanscar, LLC, a Colorado limited liability company.

My commission expires 4/21/07.

Witness my hand and official seal.

Tara J. Jarvis
Notary Public



My Commission Expires 04/21/2007

EXHIBIT "A"

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 means for establishing or verifying property boundary lines.



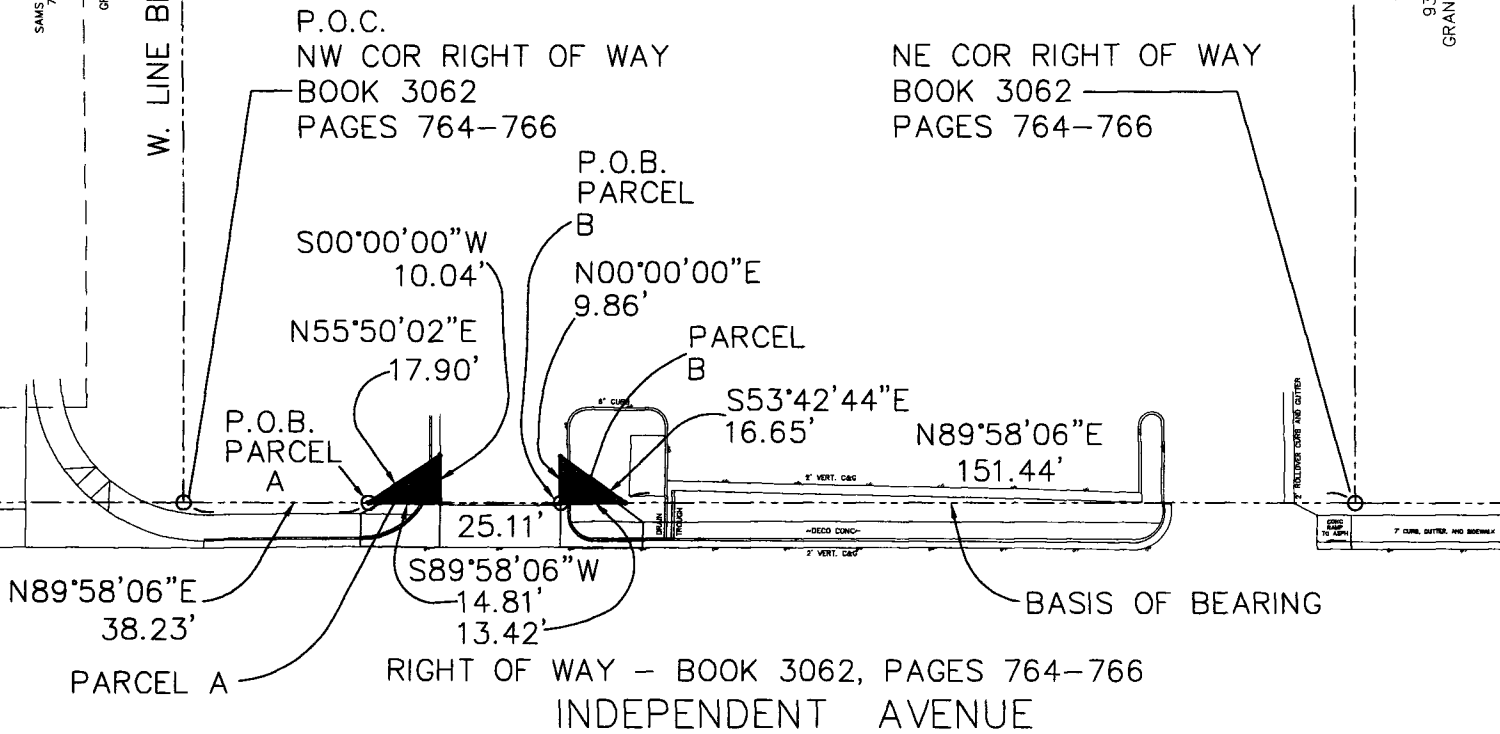
2945-103-00-146
 ZANSCAR
 1048 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505
 BOOK 2119
 PAGE 224

PARCEL A AREA = 74.36 SF
 PARCEL B AREA = 66.18 SF

2945-103-32-002
 SAMS REAL ESTATE BUSINESS TRUST
 702 SW 8TH ST. UNIT 6360
 BENTONVILLE, AR 72716
 1040 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505

W. LINE BK 2119 PG 224

2945-103-00-064
 DWAYNE DODD
 930 INDEPENDENT AVE
 GRAND JUNCTION, CO 81505



2945-103-26-001
 ROBERT G WILSON
 P.O. BOX 60221
 GRAND JUNCTION, CO 81506
 254 HIGHWAY 6 AND 50
 GRAND JUNCTION, CO 81505

2945-103-36-001
 DWIGHT R AND DANNAH M ERICKSON
 546 EAST VALLEY DRIVE
 GRAND JUNCTION, CO 81504
 995 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505

2945-103-36-002
 DWAYNE DODD
 975 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505

DRAWN BY: JCS
 DATE: 3-10-2006
 SCALE: 1" = 40'
 APPR. BY: PK
 FILE NO. BASE.DWG

PUBLIC WORKS & UTILITIES
 ENGINEERING DIVISION
 INDEPENDENT AVENUE
 RIGHT-OF-WAY DESCRIPTION MAP

