

2300280 BK 4089 PG 226-227 02/06/2006 09:14 AM Janica Ward CLK%REC Mesa County, CO RecFee \$10.00 SurCh9 \$1.00 DocFee NO FEE

WARRANTY DEED

NO DOCUMENTARY FEE REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED TWENTY TWO and NO/100 DOLLARS (\$1,522.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, a tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes situate, lying and being in the City of Grand Junction, County of Mesa, State of Colorado, described as follows:

Riverside Parkway Parcel No. F-2Rev3 dated March 8, 2005, by Carter-Burgess as described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for himself and for his heirs, successors and assigns, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

	CHRISTOPHER D.M. FRANKLIN
STATE OF COLORADO)
)ss.
County of MESA)
The foregoing instrument we CHRISTOPHER D.M. FRAN My commission expires: 5/12 Witness my hand and official se	1/2006
	Sim Woodmanes
	Notary Public
HOTAR	

WHEN RECORDED RETURN TO: H.C. PECK & ASSOCIATES, INC. ATTN: MICHELLE SPENCER P.O. BOX 480306 DENVER, CO 80248-0306

CarterBurgess

Rev. March 8, 2005 Rev. 2/11/05 November 4, 2004

EXHIBIT "A"

707 17th Street, Suite 2300 Denver, Colorado 80202-3404 Phone: 303.820.5240

Fax: 303.820.2402 www.c-b.com

071514.402.1.0025 PROPERTY DESCRIPTION

A parcel of land being a portion of a tract of land described in Book 3471 at Page 611, Mesa County Clerk and Recorder's office, being in the Northeast Ouarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

Parcel F-2 Rev3

BEGINNING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E a distance of 1311.17 feet:

THENCE S89°59'29"E along the northerly line of said Section 24 a distance of 132.00 feet;

THENCE S00°09'23"W along the easterly line of said tract of land described in Book 3471 at Page 611, a distance of 30.00 feet;

THENCE N89°59'29"W a distance of 84.71 feet;

THENCE S46°13'40"W a distance of 20.26 feet;

THENCE S00°01'47"W a distance of 153.98 feet:

THENCE N89°59'29"W along the southerly line of said tract of land described in Book 3471 at Page 611, a distance of 33.04 feet:

THENCE N00°09'23"E along the westerly line of the Northeast Quarter of said Section 24 a distance of 198.00 feet to the POINT OF BEGINNING.

The above described parcel contains 9582 square feet, (0.220 Acres) more or less.

Currently 7384 square feet, (0.170 Acres), more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by:

3-08-8 Marla Mellor McOnto

For and on behalf of @

Carter & Burgess Architects/Engineers, Inc.

Carter & Burgess Consultants, Inc.

Carter & Burgess, Inc.