

WARRANTY DEED

This Warranty Deed made this 6th day of April, 2010 by and between **Knight & Durmas Properties, LLC, Grantor**, whose address is 1640 Purdy Mesa Road, Whitewater, Colorado 81527, for and in consideration of Ten and 00/100 Dollars, (\$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:

A 30 foot wide strip of land for road right-of-way purposes, situate in the east 1/2 of the northwest 1/4 of the southeast 1/4 of Section 25, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
Commencing at the center 1/4 corner of said Section 25, being a found Mesa County Survey Marker, the Basis of Bearing being S89°54'23"E to the center east 1/16th corner of said Section 25, being witnessed by a found aluminum cap stamped L.S.37049;
thence S89°54'23"E a distance of 660.74 feet to the Point of Beginning;
thence S89°54'23"E a distance of 606.66 feet;
thence S22°29'48"W a distance of 32.45 feet;
thence N89°54'23"W a distance of 594.25 feet;
thence N00°01'30"E a distance of 30.00 feet to the Point of Beginning.

Containing 18,014 square feet or 0.41 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 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 6th day of April, 2010.

Knight & Durmas Properties, LLC
a Colorado Limited Liability Company,

By: [Signature]
Gregory J. Knight, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of April, 2010 by Gregory J. Knight, Manager, Knight & Durmas Properties, LLC, a Colorado Limited Liability Company.

My commission expires 10/29/2013.

Witness my hand and official seal.

[Signature]
Notary Public

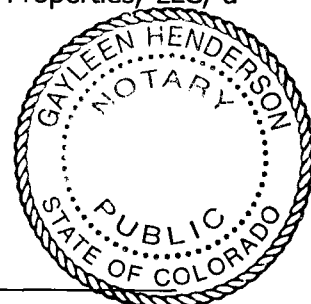
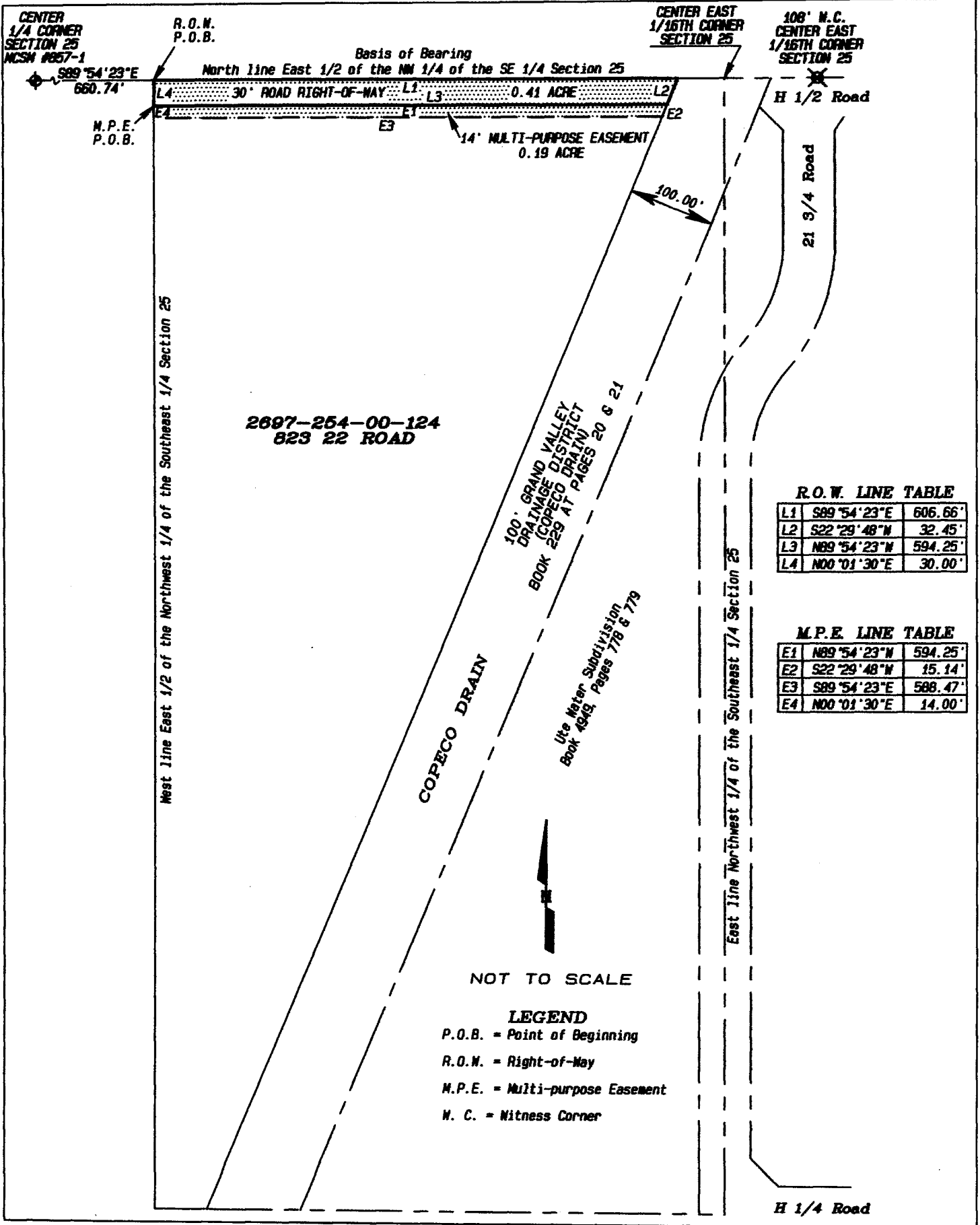


EXHIBIT A



R.O.W. LINE TABLE

L1	S89°54'23"E	606.66'
L2	S22°29'48"N	32.45'
L3	N89°54'23"W	594.25'
L4	N00°01'30"E	30.00'

M.P.E. LINE TABLE

E1	N89°54'23"W	594.25'
E2	S22°29'48"N	15.14'
E3	S89°54'23"E	588.47'
E4	N00°01'30"E	14.00'

CENTER EAST
1/16TH CORNER
SECTION 25

108' W.C.
CENTER EAST
1/16TH CORNER
SECTION 25

CENTER
1/4 CORNER
SECTION 25
NCSN #857-1

R.O.W.
P.O.B.

M.P.E.
P.O.B.

H 1/2 Road

21 3/4 Road

West line East 1/2 of the Northwest 1/4 of the Southeast 1/4 Section 25

East line Northwest 1/4 of the Southeast 1/4 Section 25

H 1/4 Road