

### WARRANTY DEED

This Warranty Deed made this 18 day of August, 2010 by and between **The First Church of the Nazarene of Grand Junction, Grantor**, whose address is 2802 Patterson Road, Grand Junction, Colorado 81506, 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:

See attached **Exhibit "A"**

Containing 5,010 square feet or 0.12 Acres, more or less, as described herein and depicted on **Exhibit "B"**, 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 18 day of August, 2010.

The First Church of the Nazarene of Grand Junction,

By: [Signature]  
Larry Chovancek, Chairman of the Board

State of Colorado )  
  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2010 by Larry Chovancek, Chairman of the Board, The First Church of the Nazarene of Grand Junction.

My commission expires 10/29/2013.

Witness my hand and official seal.



[Signature]  
Notary Public

## EXHIBIT "A"

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 6, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 6 and assuming the South line of said SW 1/4 SW 1/4 of Section 6 bears N 89°57'18" E and all other bearings contained herein are in reference thereto; thence from said Point of Commencement, N 00°00'31" E along the West line of the SW 1/4 SW 1/4 of said Section 6, a distance of 85.04 feet; thence S 89°59'29" E a distance of 40.00 feet to a point on the existing East right of way for 28 Road and the POINT OF BEGINNING; thence from said Point of Beginning, S 45°01'06" E a distance of 25.44 feet; thence N 89°57'18" E along a line 67.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 6, a distance of 73.46 feet; thence S 84°54'37" E a distance of 134.11 feet; thence N 89°57'18" E along a line 55.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 6, a distance of 371.30 feet, more or less, to a point on the East line of the lands described in Book 1170, Page 49 and the West line of Village Park, Plat Book 19, Pages 125 and 126, all in the Public Records of Mesa County, Colorado; thence S 00°00'42" E along the East line of said parcel, a distance of 5.00 feet to a point on the existing North right of way for Patterson Road, per Book 1557, Page 154, Public Records of Mesa County, Colorado; thence S 89°57'18" W along said existing North right of way, a distance of 588.35 feet; thence N 45°04'16" W a distance of 11.29 feet to a point on the existing East right of way for said 28 Road; thence N 00°00'31" E along said East right of way, a distance of 27.02 feet, more or less, to the Point of Beginning.

CONTAINING 5010 Square Feet or 0.12 Acres, more or less, as described.

