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09/13/2005 04:44 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated this 9 day September, 2005, between **Parkerson Brothers, LLC**, a Colorado limited liability company, whose legal address is 710 South 15th Street, Grand Junction, Mesa County, Colorado 81501, grantor, and **The City of Grand Junction**, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of Seventy Seven Thousand Three Hundred Seventy Eight and 00/100 Dollars (\$77,378.00), 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, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 itself and for its successors and assigns, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, grantor 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 lawful 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 whatsoever.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, it's 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.

Parkerson Brothers, LLC,
a Colorado limited liability company

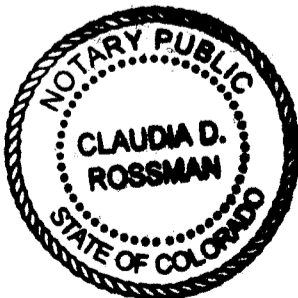
By: Alan Parkerson
Alan Parkerson, Manager

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 9 day of September, 2005, by Alan Parkerson as Manager of Parkerson Brothers, LLC, a Colorado limited liability company.

My commission expires: 10/17/2006
Witness my hand and official seal.

Claudia D. Rossman
Notary Public



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

August 2, 2005
071514.402.1.0025

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel R E-80A

A parcel of land being a portion of a tract of land described in Book 2674 at Page 316, Mesa County Clerk and Recorder's office, recorded January 27, 2000, being in the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING 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 S75°58'19"W a distance of 657.78 feet to the POINT OF BEGINNING:

THENCE along the arc of a curve to the left, having a central angle of 17°42'57", a radius of 698.50 feet, a chord bearing of S36°19'56"W a distance of 215.12 feet, and an arc distance of 215.98 feet;

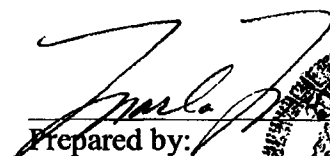
THENCE N89°58'50"W non-tangent with the last described curve a distance of 47.67 feet;
THENCE N00°13'46"W along a westerly line of said tract of land described in Book 2674 at Page 316 a distance of 300.00 feet;

THENCE S89°58'50"E along the northerly line of said tract of land described in Book 2674 at Page 316 distance of 111.97 feet;

THENCE S49°13'47"E a distance of 84.97 feet;

THENCE S00°00'00"W a distance of 71.19 feet to the POINT OF BEGINNING.

Containing 38,689 square feet, (0.888 Acres), more or less.

Prepared by: 
Date: 8-3-05
Marla Mellor McCallister, PLS 24961
For and on behalf of Carter & Burgess, Inc.

