

WARRANTY DEED

THIS DEED, dated March 14, 2005, between **Debra D. Rockwell**, whose address is 2767 D Road, Grand Junction, 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 of the County of Mesa and State of Colorado grantee(s):

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of THREE THOUSAND FOUR HUNDRED SEVEN DOLLARS AND NO/100 (\$3,407.00) DOLLARS, 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(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit "A" for Parcel F-9, dated March 8, 2005 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 herself and for her heirs 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, 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 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, except all oil, gas and other minerals not owned by grantor.

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.

Debra D. Rockwell
Debra D. Rockwell

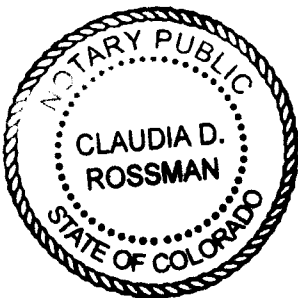
STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this 14 day of March, 2005 by Debra D. Rockwell.

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

Claudia D. Rossman
Notary Public



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

Riverside Parkway Parcel F-9

Rev. March 8, 2005
December 13, 2004
071514.402.1.0025

EXHIBIT "A"

PROPERTY DESCRIPTION
Parcel F-9 Rev

A parcel of land being a portion of a tract of land described in Book 3203 at Page 402, recorded on November 13, 2002 in the Mesa County Clerk and Recorder's office, being in the Northeast 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 Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible);
THENCE S86°31'02"W a distance of 492.62 feet to the POINT OF BEGINNING;

THENCE N89°59'29"W along a line being 30.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of the Northeast Quarter of said Section 24 a distance of 163.93 feet;

THENCE N00°01'44"E along the westerly line of said Book 3203 at Page 402, Mesa County Clerk and Recorder's office a distance of 30.00 feet;


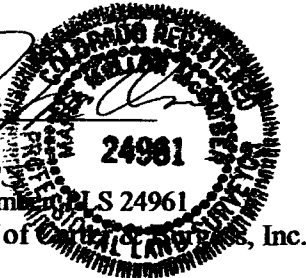
THENCE S89°59'29"E along the northerly line of said Northwest Quarter of the Northeast Quarter of said Section 24 a distance of 163.94 feet;

THENCE S00°02'34"W along the easterly line of said Book 3203 at Page 402, Mesa County Clerk and Recorder's office a distance of 30.00 feet to the POINT OF BEGINNING.

The above described parcel contains 4,918 square feet, (0.113 Acres), more or less.

Currently 2,829 square feet (0.065 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
Date: 3-08-05
Marla Mellor McOmber, PLS 24961
For and on behalf of  Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.