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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 Two Hundred Forty Six Thousand Two Hundred Ninety Four and 00/100 Dollars (\$246,294.00), 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:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Riverside Parkway Parcel No. E-80, dated October 7, 2004, as described in 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

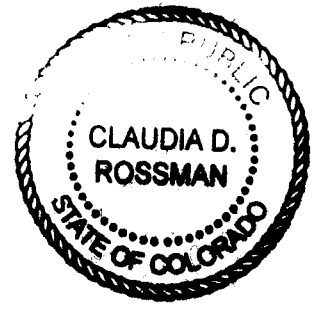
By: Alan Parkerson
Alan Parkerson, Manager

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

RIVERSIDE PARKWAY
PARCEL NO. E-80

December 2, 2004
071514.402.1.0025

EXHIBIT "A"

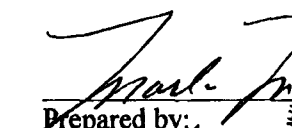
PROPERTY DESCRIPTION
Parcel E-80

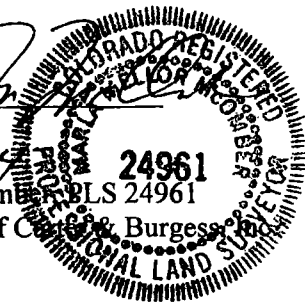
A parcel of land being a portion of a tract of land described in Book 2674 at Page 316, Mesa County Clerk and Recorder's office, being in the Northwest Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

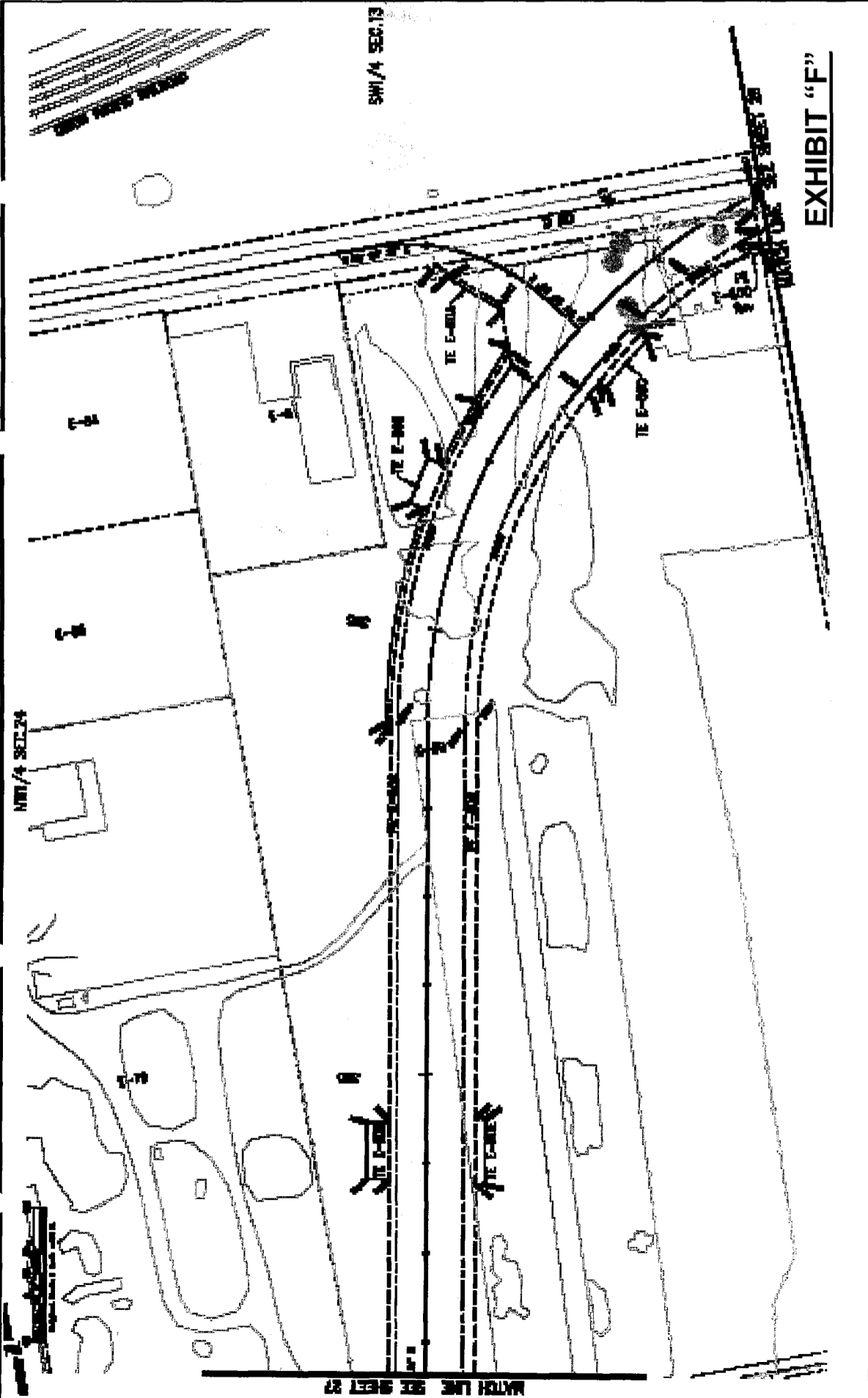
COMMENCING at the North Quarter corner of said Section 24 (a Mesa County brass cap in a 4" pipe with concrete), whence the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 24 (a 2 3/4" Mesa County brass cap, illegible) bears S89°59'29"E (Basis of Bearing-Assumed) a distance of 1311.17 feet;
THENCE S79°52'57"W a distance of 343.77 feet to the POINT OF BEGINNING:

THENCE along the arc of a curve to the left, having a radius of 625.00 feet, a distance of 160.90 feet (the chord of said arc bears S64°40'57"W a distance of 160.46 feet);
THENCE along the arc of a curve to the left, non-tangent with the last described curve, having a radius of 625.00 feet, a distance of 105.94 feet (the chord of said arc bears S51°05'38"W a distance of 105.81 feet);
THENCE along the arc of a curve to the left, non-tangent with the last described curve, having radius of 622.50 feet, a distance of 407.40 feet (the chord of said arc bears S28°49'47"W a distance of 400.17 feet);
THENCE S10°04'51"W tangent with the last described curve a distance of 785.87 feet;
THENCE S89°58'29"W a distance of 77.20 feet;
THENCE N10°04'51"E a distance of 799.42 feet tangent with the following described curve;
THENCE along the arc of a curve to the right, having a radius of 698.50 feet, a distance of 428.02 feet (the chord of said arc bears N27°38'08"E a distance of 421.35 feet);
THENCE N00°00'00"E non-tangent with the last described curve a distance of 71.19 feet;
THENCE N49°13'47"W a distance of 84.97 feet;
THENCE S89°58'50"E a distance of 364.11 feet;
THENCE S00°02'00"W a distance of 27.50 feet to the POINT OF BEGINNING.

Containing 123,147 square feet, (2.827 Acres), more or less.

Prepared by: 
Date: 10/7/04
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter & Burgess, Inc.





NW 1/4 SEC. 24

SW 1/4 SEC. 13

EXHIBIT "F"

SCHEMATIC OF WAY PLAIN
 SURROUNDING PARKWAY
 24' ROAD TO 10' ROAD

Riverside Parkway
 (Sheet 1)

grand junction
 Center-Burges

MATCH LINE SEE SHEET 27