

WARRANTY DEED

This Warranty Deed made this 12 day of March, 2014 by and between **Linda M. Manchester, Grantor**, whose mailing address is 2698 Lanai Court, Grand Junction, Colorado, 81506, who is the owner of the following real property in Mesa County, Colorado:


Lot 2, Block 5, Shafroth-Rogers Subdivision, Plat Book 6, Page 2, located at 330 North Avenue, Grand Junction, Colorado, as evidenced by a deed recorded in Book 3759, Page 595, all in the Public records of Mesa County, Colorado, 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, a Colorado home rule municipality, Grantee**, 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:

The North 10.0 feet of Lot 2, Block 5, Shafroth-Rogers Subdivision, as same is recorded in Plat Book 6, Page 2, Public Records of Mesa County, Colorado.

Containing 1,006 square feet or 0.023 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 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 12 day of March, 2014.

By: 
 Linda M. Manchester *POA for Linda Manchester*

State of Colorado)
)ss.
 County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of March, 2014 by Linda M. Manchester

My commission expires October 29, 2017.

Witness my hand and official seal.

GAYLEEN HENDERSON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID #20014034093
 My Commission Expires October 29, 2017

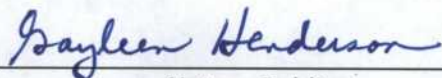
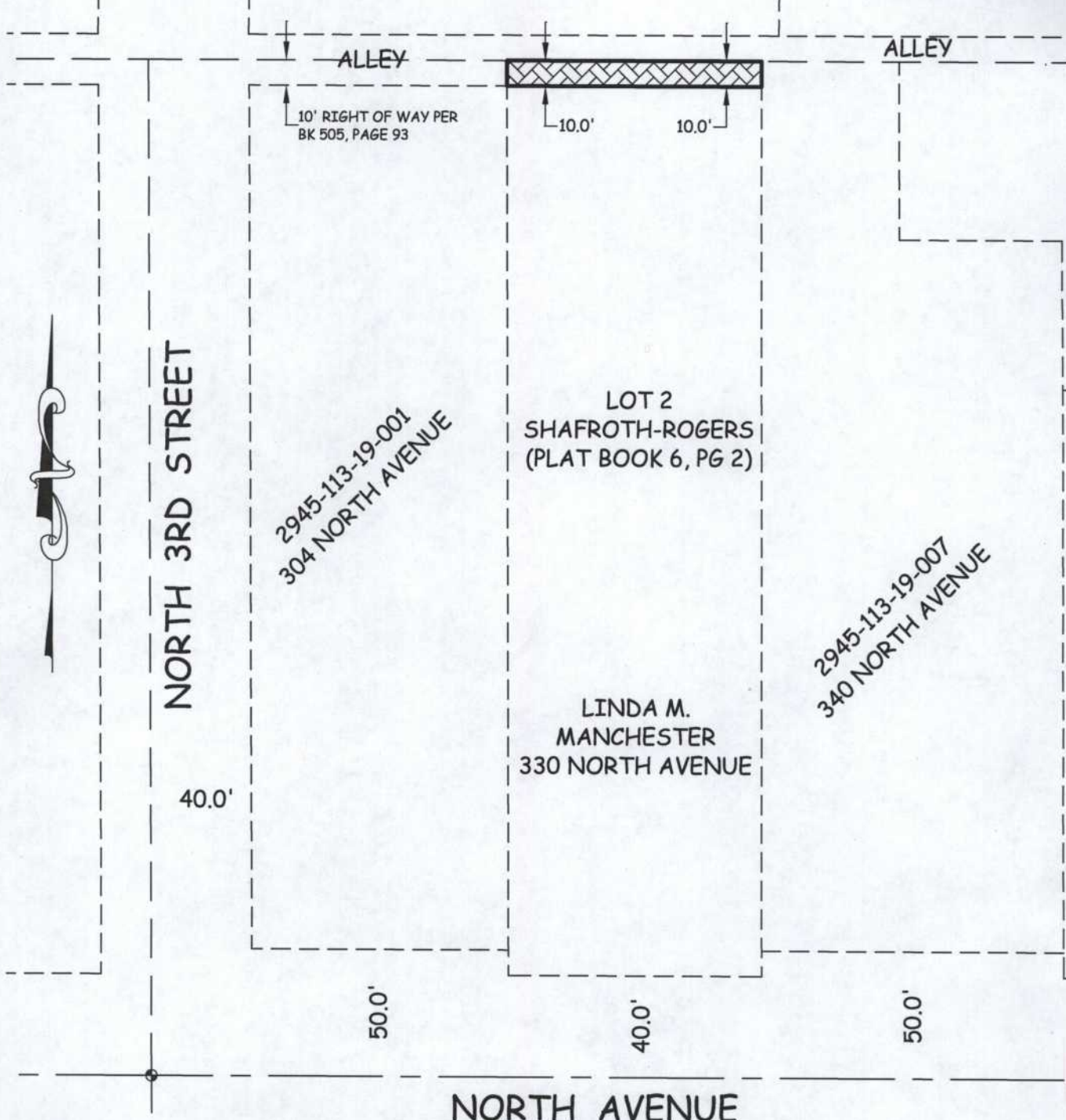

 Notary Public

EXHIBIT "A" SHEET 2 OF 2

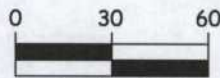
2945-113-16-007

2945-113-16-981



ABBREVIATIONS

- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SSMH SANITARY SEWER MAN HOLE



1 inch = 60 ft.

LINEAL UNITS = US SURVEY FOOT

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

[Handwritten Signature]
 COLORADO REGISTERED
 PETER J. KRICK
 No. 32824
 1/14/14
 PROFESSIONAL LAND SURVEYOR

DRAWN BY: PTK
 DATE: 02-14-2014
 SCALE: 1" = 60'
 APPR. BY: PTK

LINDA M. MANCHESTER
 2945-113-19-002
 330 NORTH AVENUE
 ADD'L RIGHT OF WAY

CITY OF
Grand Junction
 COLORADO

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS: Linda M. Manchester

ADDRESS OF PROPERTY: 330 North Avenue

TAX PARCEL # 2945-113-19-002

LEGAL DESCRIPTION OF PROPERTY:

Lot 2, Block 5, Shafroth-Rogers Subdivision, Plat Book 6, Page 2, located at 330 North Avenue, Grand Junction, Colorado, as evidenced by a deed recorded in Book 3759, Page 595, all in the Public records of Mesa County, Colorado.

DESCRIPTION OF ALLEY:

The south half of the Alley adjacent to the above described property.

I, (WE), Linda M. Manchester as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 2013 dollars is \$ 4,025. The actual cost which I (we) will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

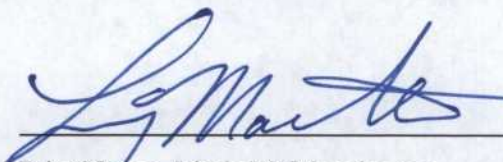
I (We) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney-in-Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

This instrument is irrevocable and shall be recorded. This instrument shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title, or claim an interest to the property described herein.

As a further covenant to run with the land, I (we) agree that in the event a counterpetition to any proposed improvements or improvement district is prepared, any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 12 day of March 2014.

 POA for Linda Manchester
Print Name: Linda M. Manchester

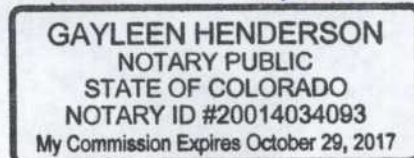
STATE OF COLORADO

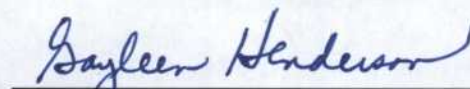
COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 12th day of March, 2014

by Linda M. Manchester

My commission expires October 29, 2017.




Notary Public