

RECEPTION #: 2595267, BK 5239
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OF 3, R \$20.00 S \$1.00 D \$0.00
EXEMPT
Sheila Reiner, Mesa County, CO
CLERK AND RECORDER

- WARRANTY DEED

This Warranty Deed made this 7th day of November, ²⁰¹¹~~2009~~ by and between **Heritage Church of Grand Junction, Colorado, a Colorado non-profit corporation, Grantor**, whose address is 2935 F Road, Grand Junction, Colorado 81504, 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:

A strip of land situate in the NE 1/4 NE 1/4, Section 7, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being described as follows:

Commencing at the found Mesa County survey marker for the northeast corner of said Section 7, the basis of bearing being S00°03'06"E to the N 1/16 corner of said Section 7, also being a found Mesa County survey marker;
thence S00°03'06"E a distance of 65.02 feet along the east line of said NE 1/4 NE 1/4;
thence S89°56'31"W a distance of 36.00 feet to the point of beginning;
thence S00°03'06"E a distance of 189.32 feet;
thence S89°56'54"W a distance of 17.02 feet;
thence N00°03'06"W a distance of 218.17 feet;
thence N89°56'31"E a distance of 5.00 feet;
thence S57°15'47"E a distance of 16.65 feet to the point of beginning.
Containing 3,726 square feet more or less.

AND

Commencing at said northeast corner of Section 7;
thence S00°03'06"E a distance of 304.20 feet;
thence S89°56'54"W a distance of 36.00 feet to the point of beginning;
thence S02°30'21"E a distance of 140.03 feet;
thence S00°03'06"E a distance of 63.89 feet;
thence S89°57'54"W a distance of 25.00 feet;
thence N00°03'06"W a distance of 203.78 feet;
thence N89°56'54"E a distance of 19.00 feet to the point of beginning.
Containing 4,676 square feet more or less.

AND

Commencing at said northeast corner of Section 7;
thence S00°03'06"E a distance of 628.00 feet;
thence S89°57'54"W a distance of 30.00 feet to the point of beginning;
thence S00°03'06"E a distance of 464.65 feet;
thence N89°58'39"W a distance of 25.00 feet;
thence N00°03'06"W a distance of 464.62 feet;
thence N89°57'54"E a distance of 25.00 feet to the point of beginning.
Containing 11,617 square feet more or less.

Total description contains 0.46 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 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 # 7 day of NOVEMBER, ²⁰¹¹~~2009~~.

Heritage Church of Grand Junction, Colorado,
a Colorado non-profit corporation,

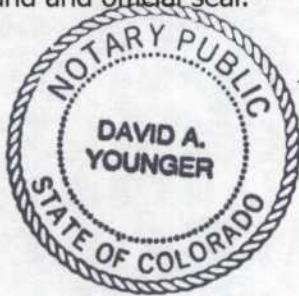
By: *Vaughn Park*
Vaughn Park, President

State of Colorado)
)ss.
County of Mesa)

The foregoing ²⁰¹¹ instrument was acknowledged before me this # 7 day of November, ~~2009~~ by Vaughn Park, President, Heritage Church of Grand Junction, Colorado, a Colorado non-profit corporation.

My commission expires 1-27-2013.

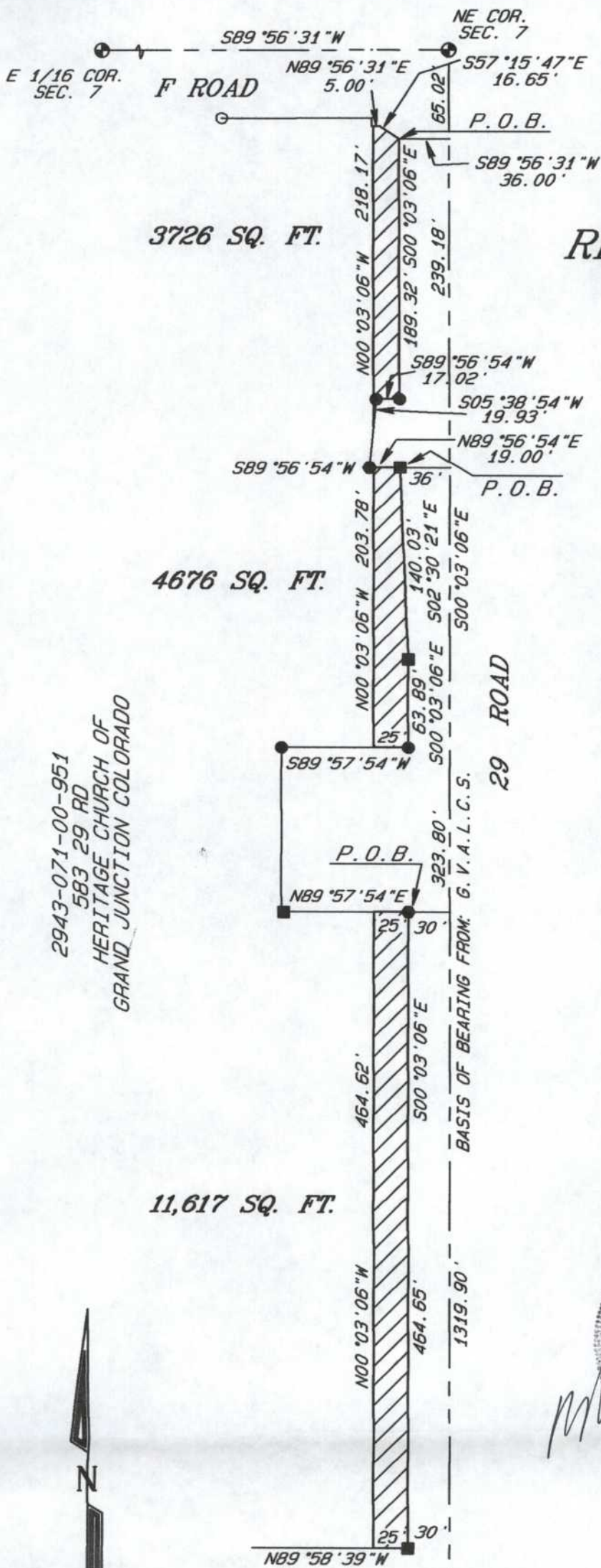
Witness my hand and official seal.



David A Younger
Notary Public

EXHIBIT A

RIGHT-OF-WAY
0.46 ACRES



NOT TO SCALE

N 1/16 COR.
SEC. 7
MCSM #52-1



D H SURVEYS, INC.
970-245-8749
JOB #953-06-01