

### WARRANTY DEED

This Warranty Deed made this 30 day of APRIL, 2014 by and between **T' D Off, LLC Grantor**, whose mailing address is 11 Rangeview Drive, Wheat Ridge, Colorado, 80215, who is the owner of the following real property in Mesa County, Colorado:

That certain parcel of land located at 615 North 1<sup>st</sup> Street, Grand Junction, Colorado, as evidenced by a deed recorded in Book 4615, Page 468, 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 East 40.00 feet of that certain parcel of land described in a Warranty Deed recorded in Book 4615, Page 468, Public Records of Mesa County, Colorado.

Containing 2,948 square feet or 0.068 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 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 30 day of APRIL, 2014.

By: Ron Tannery mgr.  
Ron Tannery, Manager  
TD Off, LLC

State of Colorado )  
                                  )ss.  
County of Jefferson

The foregoing instrument was acknowledged before me this 30 day of April, 2014 by Ron Tannery, Manager of T'D Off, LLC.

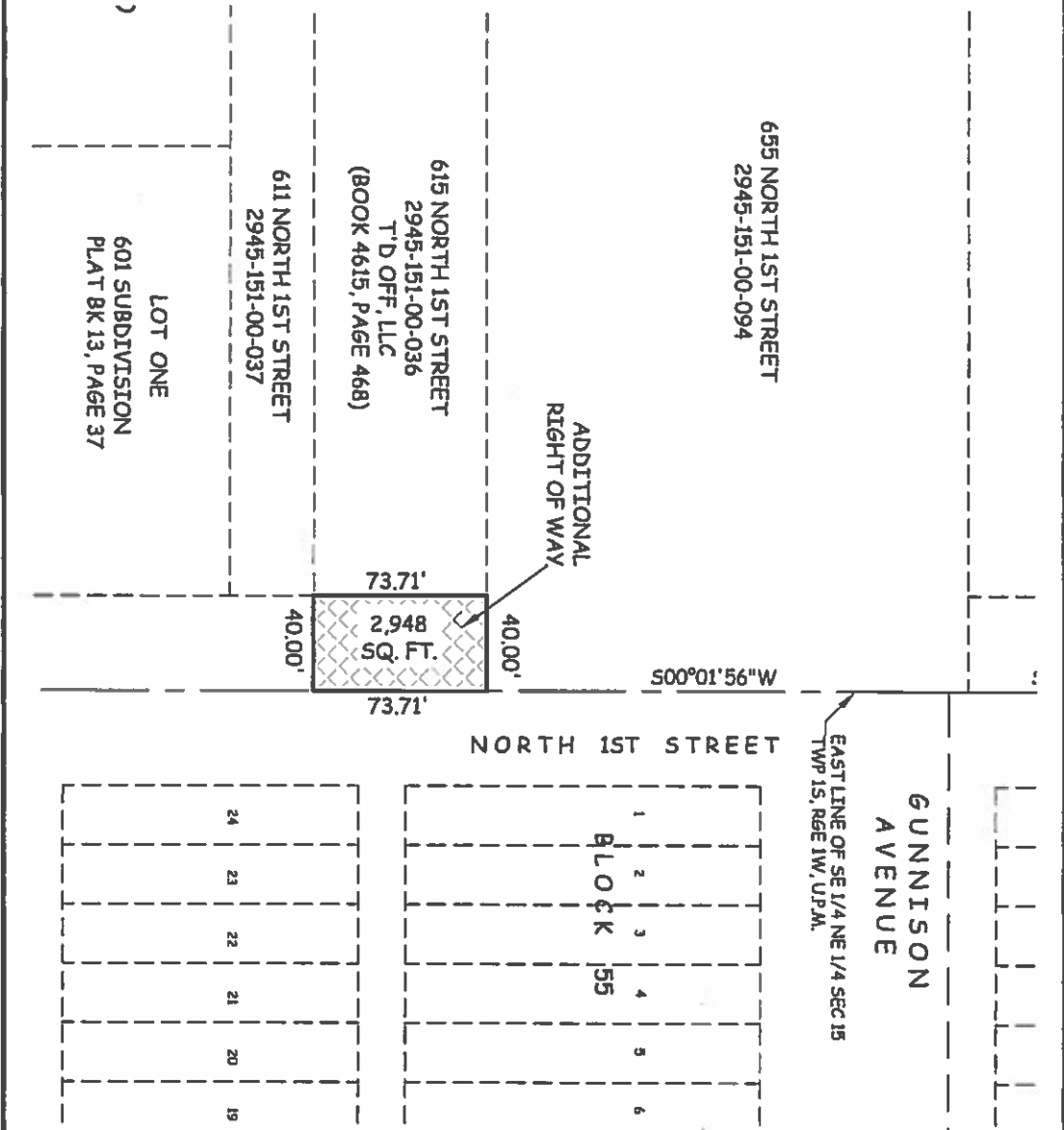
My commission expires Nov 7<sup>th</sup> 2016.

Witness my hand and official seal.

James Com  
Notary Public

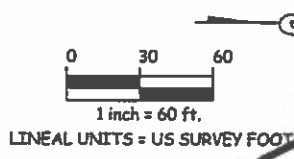
TANNER TOM  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20124071353  
MY COMMISSION EXPIRES NOVEMBER 07, 2016

# EXHIBIT "A"



**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



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.

SHEET 2 OF 2

DRAWN BY: PTK  
DATE: 01-21-2014  
SCALE: 1" = 60'  
APPR. BY: PTK

T'D OFF, LLC  
2945-151-00-036  
615 NORTH 1ST STREET





**Sheila Reiner**  
 Clerk and Recorder  
 200 S. Spruce St.  
 Grand Junction, CO 81501  
 (970)-244-1679



**Print Date:**  
 5/7/2014 10:35:31 AM

Transaction #: 187395  
 Receipt #: 2014080442  
 Cashier Date: 5/7/2014 10:35:30 AM

Mailing Address:  
 P.O.BOX 20,000-5007  
 Grand Junction, CO 81502  
 (970)-244-1679

www.mesacounty.us

Customer Information	Transaction Information	Payment Summary
(CITYOFGJ) CITY OF GRAND JCT  COM DEVELOP 250 N 5TH ST GRAND JCT, CO 81501 Escrow Balance: \$332.00	DateReceived: 05/07/2014 Source Code: Over The Counter Return Code: Over The Counter Trans Type: Recording	Total Fees \$37.00 Total Payments \$37.00

1 Payments	
CHECK 1403	\$37.00

2 Recorded Items		
(WD) WARRANTY DEED	BK/PG: 5597/363 Reception Number: 2689062 Date: 5/7/2014 10:35:29 AM From: To:	
Recording @ \$10 per page \$1 Surcharge	3	\$21.00
Deed Doc Stamps @ \$0.01 per \$100	0	\$0.00
(WD) WARRANTY DEED	BK/PG: 5597/366 Reception Number: 2689063 Date: 5/7/2014 10:35:29 AM From: To:	
Recording @ \$10 per page \$1 Surcharge	2	\$16.00
Deed Doc Stamps @ \$0.01 per \$100	0	\$0.00

0 Search Items
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0 Miscellaneous Items
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