

RECEPTION #: 2689062 BK 5597
PG 363 05/07/2014 at 10:35 29 AM 1
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 25 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 655 North 1st Street, Grand Junction, Colorado, as evidenced by a deed recorded in Book 2566, Page 928, 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:

See **Exhibit "A"**, attached hereto and incorporated herein by reference

Containing 8,175 square feet or 0.188 Acres, more or less, as described herein and depicted on **Exhibit "B"**, 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 25 day of April, 2014.

By: Ron Tannery
Ron Tannery, Manager
T'D Off, LLC

State of Colorado)
)ss.
County of Jefferson)

The foregoing instrument was acknowledged before me this 25 day of April, 2014 by Ron Tannery, Manager of T'D Off, LLC.

My commission expires Nov. 7th 2016.

Witness my hand and official seal.

Tom Tanner
Notary Public

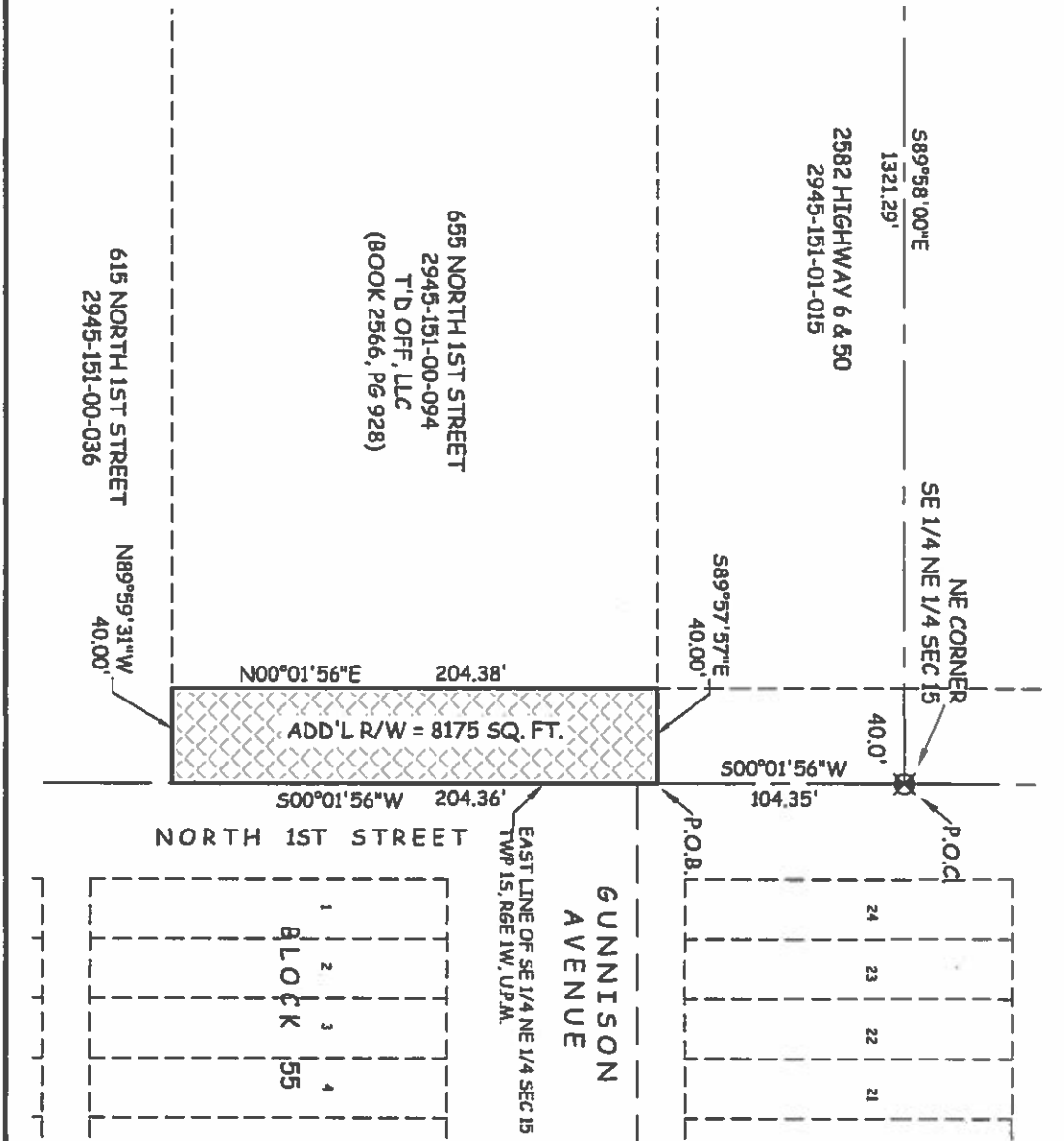
TANNER TOM
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124071363
MY COMMISSION EXPIRES NOVEMBER 07, 2016

EXHIBIT "A"

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

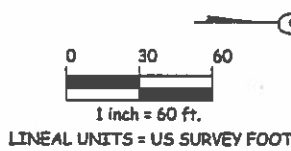
Commencing at the Northeast corner of the SE 1/4 NE 1/4 of said Section 15 and assuming the East line of the SE 1/4 NE 1/4 of said Section 15 bears S 00°01'56" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement S 00°01'56" W, along the East line of said SE 1/4 NE 1/4, a distance of 104.35 feet to the Point of Beginning and the Northeast corner of that certain parcel of land described in Book 2566, Page 928, Public Records of Mesa County, Colorado; thence from said Point of Beginning, continue S 00°01'56" W along the East line of the SE 1/4 NE 1/4, a distance of 204.36 feet to a point being the Southeast corner of that certain parcel of land described in Book 2566, Page 928; thence N 89°59'31" W, along the South line of said parcel, a distance of 40.00 feet; thence N 00°01'56" E, along a line 40.00 feet West of and parallel with, the East line of said parcel, a distance of 204.38 feet to a point on the North line of said parcel; thence S 89°57'57" E, along said North line, a distance of 40.00 feet, more or less, to the Point of Beginning.

EXHIBIT "B"



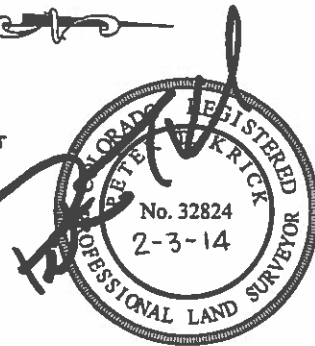
ABBREVIATIONS

- 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 3 OF 3



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

T'D OFF, LLC
2945-151-00-094
655 NORTH 1ST STREET

