

### WARRANTY DEED

This Warranty Deed made this 20<sup>th</sup> day of May, 2014 by and between **Shirley S. Porter, Grantor**, whose mailing address is 203 Country Club Park Road, Grand Junction, Colorado, 81507, who is the owner of the following real property in Mesa County, Colorado:

That certain parcel of land located at 2871 Orchard Avenue, Grand Junction, Colorado, as evidenced by a warranty deed recorded in Book 1951, Page 187, 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:

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The North 10.0 feet of that certain parcel of land as evidenced by Warranty Deed recorded in Book 1951, Page 187, Public Records of Mesa County, Colorado.

Containing 732.5 square feet or 0.017 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 20<sup>th</sup> day of May, 2014.

By: Shirley S. Porter  
Shirley S. Porter

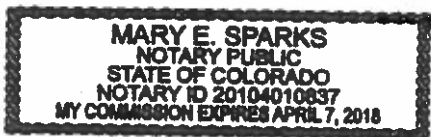
State of Colorado )  
  )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May, 2014 by Shirley S. Porter

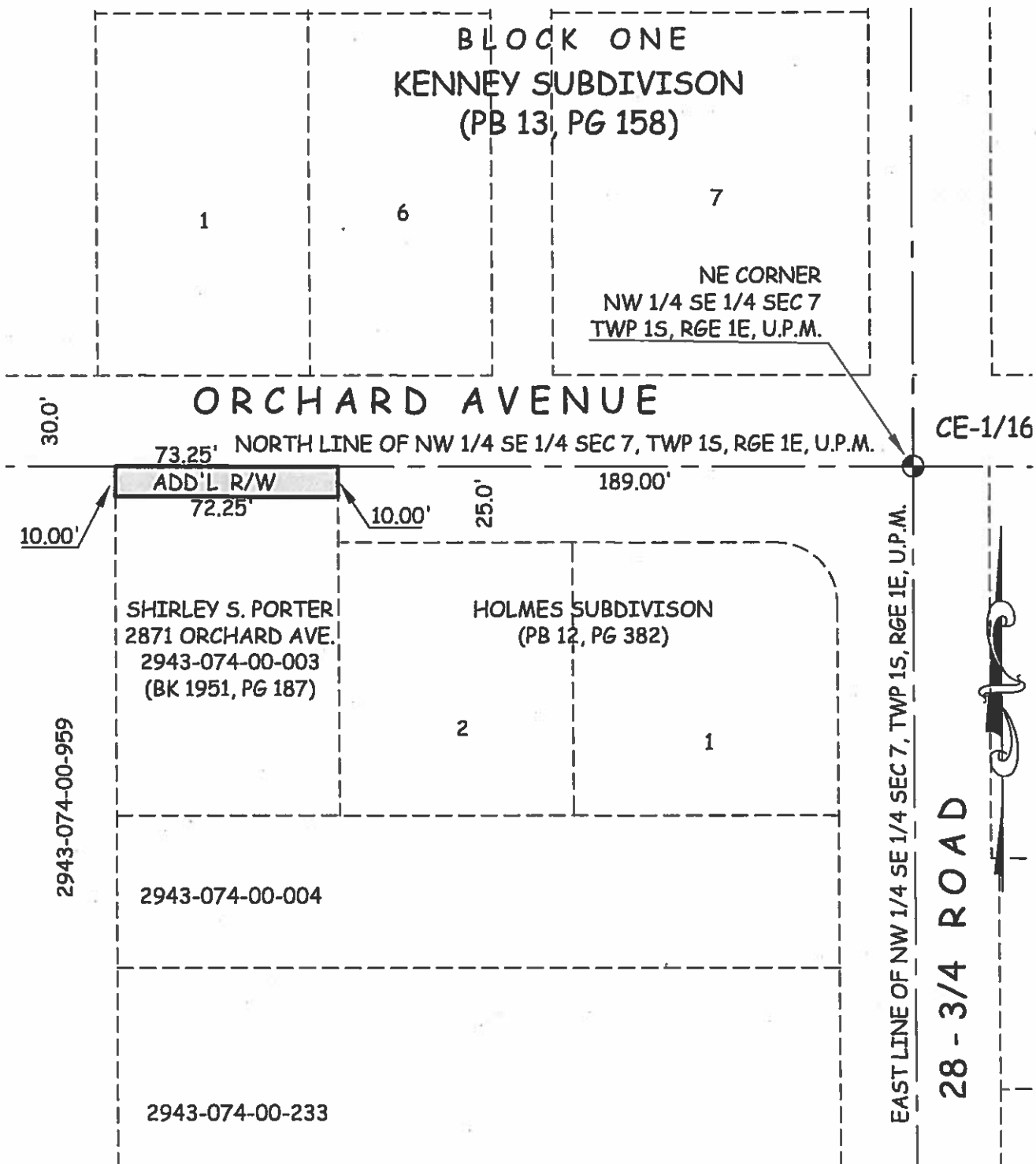
My commission expires 04/07/2018.

Witness my hand and official seal.

Mary E. Sparks  
Notary Public



# EXHIBIT "A"



ABBREVIATIONS

- SEC = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- U.P.M. = UTE PRINCIPAL MERIDIAN



1 inch = 50 ft.

Lineal Units = U.S. 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.

**SHEET 2 OF 2**



DRAWN BY: P.T.K.  
DATE: 4-02-2014  
SCALE: 1" = 50'  
APPR. BY: P.T.K.

SHIRLEY S. PORTER  
ADDITIONAL RIGHT OF WAY  
2943-074-00-003



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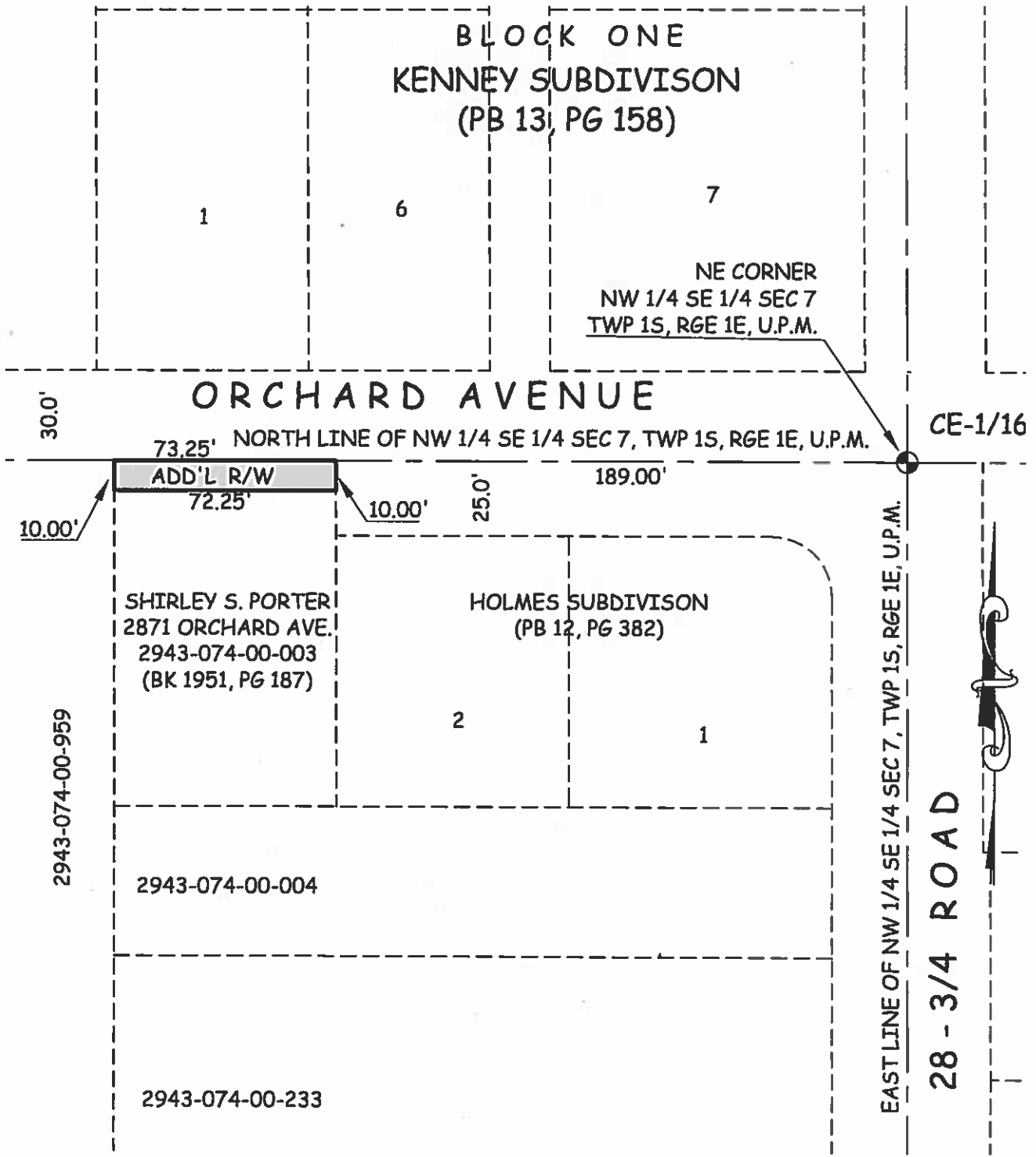
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