

WARRANTY DEED

This Warranty Deed made this 16th day of June, 2014 by and between **John R. Crouch, Jr., Grantor**, whose mailing address is 510 Liberty Cap Court, Grand Junction, Colorado, 81507-8744, who is the owner of the following real property in Mesa County, Colorado:

That certain parcel of land located at 2599 Highway 6 & 50, Grand Junction, Colorado, as evidenced by a deed recorded in Book 2120, Page 623, Public records of Mesa County, Colorado,

for and in consideration of Five Hundred and 00/100 Dollars, (\$500.00) 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 attached **Exhibit "A"**

Containing 90 square feet or 0.002 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 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 16th day of June, 2014.

By: *John R. Crouch, Jr.*
John R. Crouch, Jr.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16th day of June, 2014 by John R. Crouch, Jr.

My commission expires 7/7/2016.

Witness my hand and official seal.

Deana Pietro
Notary Public



My Commission Expires 07/07/2016

EXHIBIT "A"

That certain parcel of land lying entirely within the land described in Book 2120, Page 623, Public Records of Mesa County, Colorado in the Southeast Quarter of the Southeast Quarter of the Northeast Quarter (SE 1/4 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:

BEGINNING at a point 97.40 feet North of the Southwest corner of the SE 1/4 SE 1/4 NE 1/4 of said Section 15 on the West line of the East-half of the Southeast Quarter of the Northeast Quarter (E 1/2 SE 1/4 NE 1/4) of said Section 15; thence from said Point of Beginning, Northerly along the West line of the E 1/2 SE 1/4 NE 1/4 of said Section 15, a distance of 6.00 feet; thence Easterly along a line 103.40 feet North of and parallel with, the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 15, a distance of 15.00 feet; thence Southerly along a line 15.00 feet East of and parallel with, the West line of the E 1/2 SE 1/4 NE 1/4 of said Section 15, a distance of 6.00 feet; thence Westerly along a line 97.40 feet North of and parallel with, the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 15, a distance of 15.00 feet, more or less, to the Point of Beginning.

Created by:
Peter T. Krick
City Surveyor
City of Grand Junction
250 North 5th Street

EXHIBIT "B"

2945-151-00-032
 2599 HWY 6 & 50
 JOHN R. CROUCH, JR.
 (BK 2120, PAGE 623)

WEST OURAY AVE.

2945-151-05-013

MULBERRY STREET

WEST LINE OF E 1/2 SE 1/4 NE 1/4 SEC 15, TWP 15, R6E 15, U.P.M.

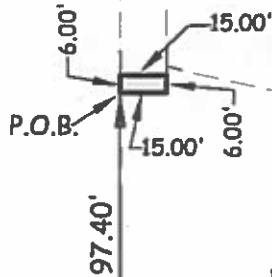
GRAND CENTRAL PLAZA
 CONDOMINIUM
 BK 4277, PAGE 327

2945-151-05-008

HWY 6 & 50



SW CORNER
 SE 1/4 SE 1/4 NE 1/4
 SEC 15, TWP 15, R6E 15
 UTE PRINCIPAL MERIDIAN



WEST GRAND AVE

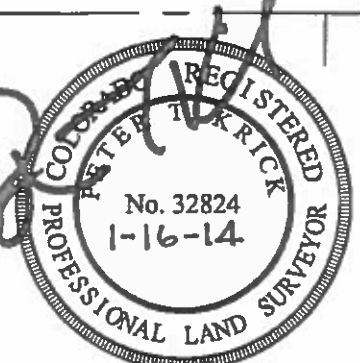
SOUTH LINE OF SE 1/4 NE 1/4 SEC 15, TWP 15, R6E 15, U.P.M.

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



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.

SHEET 3 OF 3

DRAWN BY: <u>PTK</u> DATE: <u>01-16-14</u> SCALE: <u>1" = 60'</u> APPR. BY: <u>PTK</u>	JOHN R. CROUCH, JR. 2945-151-00-032 2599 HWY 6 & 50 ADDITIONAL RIGHT OF WAY	
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