

WARRANTY DEED

This Warranty Deed made this 8th day of August, 2014 by and between **Darien Marx and Yvonne Herrera, as Joint Tenants, Grantor**, whose mailing address is 3061 F-1/2 Road, Grand Junction, Colorado, 81504, who are the owners of the following real property in Mesa County, Colorado:

That certain parcel of land located at 3061 F-1/2 Road, Grand Junction, Colorado, as evidenced by a deed recorded in Book 3825, Page 739, Public records of Mesa County, Colorado, for and in consideration of Two Thousand and 00/100 Dollars, (\$2000.00) 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 North 33.00 feet of that certain parcel of land described in Book 3825, Page 739, Public Records of Mesa County, Colorado and being more particularly described as follows:
The North 33.00 feet of the East 150 feet of the W 1/2 of the NW 1/4 of the SE 1/4 of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado

Containing 4,950 square feet or 0.11 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 8th day of August, 2014.

By:

Darien Marx
Darien Marx

By:

Yvonne Herrera
Yvonne Herrera

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of August, 2014 by Darien Marx in his individual capacity and as agent for Yvonne Herrera, as joint tenants.

My commission expires 7/7/2016.

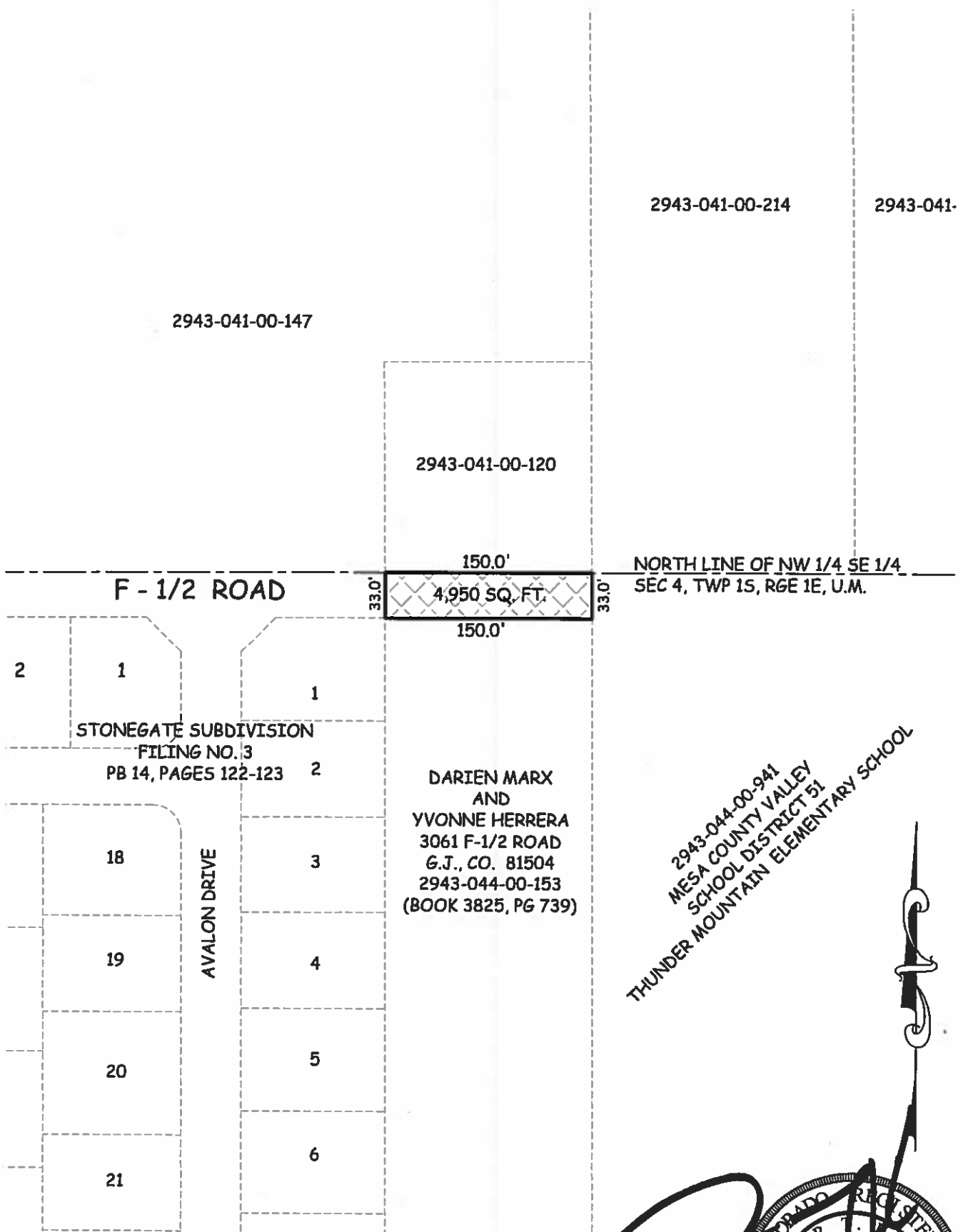
Witness my hand and official seal.

Deana Pietro
Notary Public



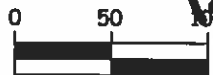
My Commission Expires 07/07/2016

EXHIBIT "A"



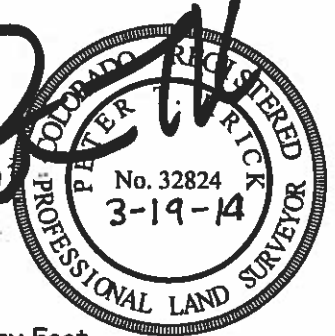
SHEET 2 OF 2

This sketch does not constitute a legal boundary survey and is not intended to be used as a means for establishing or verifying property boundary lines.



1 inch = 100 ft.

Lineal Units = U.S. Survey Foot



DRAWN BY: P.T.K.
DATE: 03-19-2014
SCALE: 1" = 100'
APPR. BY: PTK

DARIEN MARX & YVONNE HERRERA
RIGHT OF WAY
2943-044-00-153

