

WARRANTY DEED

This Warranty Deed made this 17th day of July, 2014 by and between **Ryan T. Mizushima, Grantor**, whose mailing address is 1007 Dougherty Court, Grand Junction, Colorado, 81505, who is the owner of the following real property in Mesa County, Colorado:

That parcel of land located at 517 North 1st Street, Grand Junction, Colorado, as evidenced by that certain deed recorded in Book 5303, Page 216, 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 attached **Exhibit "A"**

Containing 300 square feet or 0.007 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 17th day of July, 2014.

By: *[Signature]*
Ryan T. Mizushima

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of July, 2014 by Ryan T. Mizushima.

My commission expires 6/18/15.

Witness my hand and official seal.

[Signature]
Notary Public

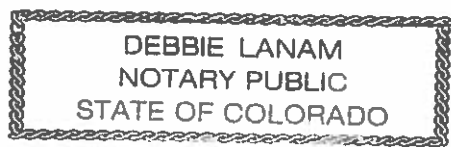


EXHIBIT "A"

A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being described as follows:

Commencing at the East Quarter Corner of said Section 15, from whence the North Sixteenth Corner on the East line of said Section 15 bears N 00°02'39" E; thence along said East line N 00°02'39" E a distance of 603.00 feet to the Northeast corner of that road right of way as described in Book 686 at Page 241 of the Mesa County Clerk and Recorder's Office; thence N 89°57'21" W along the North line of said right of way a distance of 30.00 feet to the Northwest corner of said right of way and the POINT OF BEGINNING; thence S 09°30'39" W along the West line of said right of way a distance of 60.80 feet; thence N 00°02'39" E a distance of 59.97 feet; thence S 89°57'21" E a distance of 10.00 feet to the POINT OF BEGINNING.

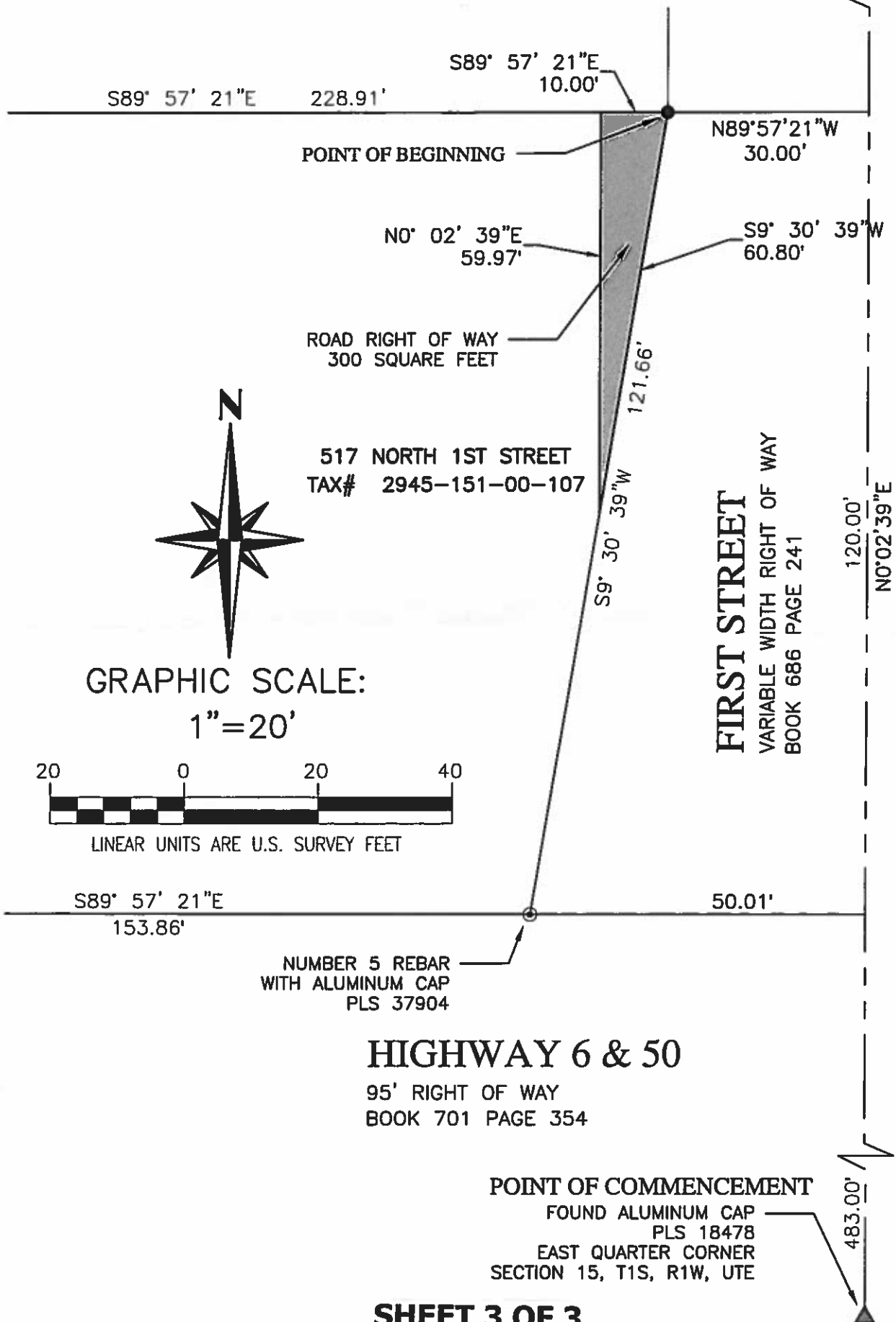
Prepared by:

Patrick W. Click, P.L.S. No 37904
3194 Mesa Avenue, Unit B
Grand Junction, Colorado 81504

EXHIBIT B

PEARCE VERA F.
535 NORTH 1ST STREET
DEED
BOOK 4186 PAGE 414

FOUND MCSM
BRASS CAP
NORTH SIXTEENTH CORNER
EAST LINE
SECTION 15, T1S, R1W, UTE



517 NORTH 1ST STREET
TAX# 2945-151-00-107

FIRST STREET
VARIABLE WIDTH RIGHT OF WAY
BOOK 686 PAGE 241

BASIS OF BEARINGS
EAST LINE SE¼ NE¼ SECTION 15

HIGHWAY 6 & 50

95' RIGHT OF WAY
BOOK 701 PAGE 354

SHEET 3 OF 3

LEGAL DESCRIPTION SKETCH
SITUATED IN THE SE¼ NE¼ OF SECTION 15, T1S, R1W, UTE
GRAND JUNCTION, MESA COUNTY, COLORADO

ROAD RIGHT OF WAY

TAX# 2945-151-00-107 | OWNER: MIZUSHIMA RYAN T.

JOB #: 2013064
DRAWING NAME: 517 N1ST STREET LEGAL

FIELD WORK: PWC
DRAWN BY: PWC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. No. 37904
3194 MESA AVENUE #B
GRAND JUNCTION, CO 81504
PHONE (970)434-7038