

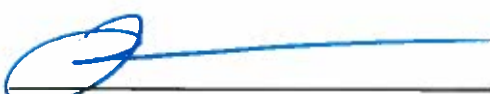
WARRANTY DEED

This Warranty Deed made this 15 day of October, 2014 by and between **Zion Spanish Assembly of God Church, now known as Junction Community Church, a Colorado Corporation, "Grantor,"** whose mailing address is 2867 Orchard Avenue, Grand Junction, CO 81501, who is the owner of the following real property in Mesa County, Colorado:

That certain parcel of land located at 2865 Orchard Avenue, Grand Junction, Colorado, as evidenced by a warranty deed recorded in Book 1252, Page 354 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 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever the following tract or parcel of land for Public Roadway Right-of-Way purposes as described on the attached **Exhibit "A"** and depicted on the attached **Exhibit "B"**, 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 15 day of October, 2014.

By: 
Paul D. Espinoza, President
Zion Spanish Assembly of God Church
nka Junction Community Church

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15 day of October, 2014 by Paul D. Espinoza, President, Zion Spanish Assembly of God Church nka Junction Community Church.

My Commission Expires
My commission expires 07/23/2016.

Witness my hand and official seal.


Notary Public

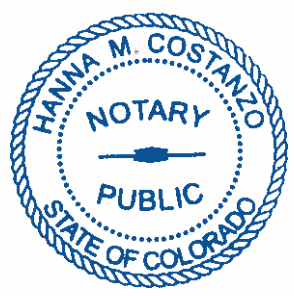


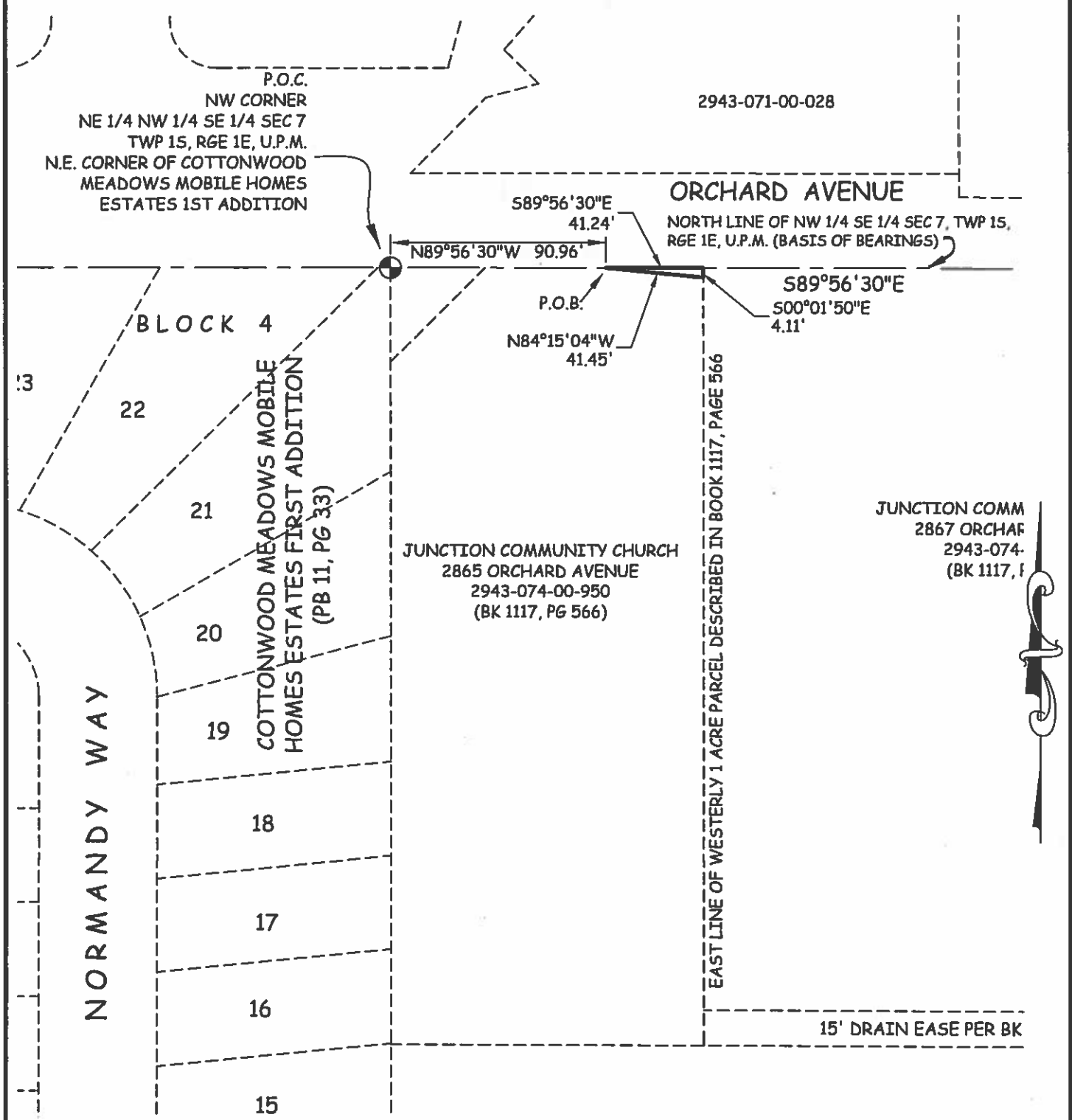
EXHIBIT "A"

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 E of the Ute Principal Meridian, County of Mesa, State of Colorado and lying entirely within that certain parcel of land described in Book 1117, Page 566, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter (NW 1/4 NE 1/4 SE 1/4) of said Section 7 and assuming the North line of the NW 1/4 SE 1/4 of said Section 7 bears N 89°56'30" W with all other bearings contained herein being relative thereto, thence N 89°56'30" W, along the North line of the NW 1/4 SE 1/4 of said Section 7, a distance of 90.96 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°56'30" W, along the North line of the NW 1/4 SE 1/4 of said Section 7, a distance of 41.24 feet to a point on the East line of the Westerly 1.0 Acres of that certain parcel of land described in Book 1117, Page 566; thence S 00°01'50" E, along said Easterly line, a distance of 4.11 feet; thence N 84°15'04" W, a distance of 41.45 feet, more or less, to the Point of Beginning.

Containing 85 square feet or 0.002 Acres, more or less, as described and depicted hereon.

EXHIBIT "B"



JUNCTION COMM
2867 ORCHAF
2943-074-
(BK 1117, 1

ABBREVIATIONS

- SEC = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- U.P.M. = UTE PRINCIPAL MERIDIAN
- T.C.E. = TEMPORARY CONSTRUCTION EASEMENT



1 inch = 60 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 sed as a means for establishing or verifying property boundary lines.

SHEET 3 OF 3



DRAWN BY: P.T.K.
DATE: 4-02-2014
SCALE: 1" = 60'
APPR. BY: P.T.K.

JUNCTION COMMUNITY CHURCH
ADDITIONAL RIGHT OF WAY
2943-074-00-950

