

WARRANTY DEED

This Warranty Deed made this 10th day of February, 2015 by and between **GRAND VALLEY POWERSPORTS, INC., a Colorado Corporation, Grantor**, whose mailing address is 1140 Highway 287, #400-130, Broomfield, Co 80020-7080, who is the owner of the following real property in Mesa County, Colorado:

A parcel of land located at 2865-1/2 North Avenue, Grand Junction, Co, as recorded in Book 3824, Page 815, 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 Northeast Quarter (NE 1/4) of Section 18, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 of said Section 18 and assuming the North line of the NE 1/4 of said Section 18 bears S 89°49'24" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°49'24" E along the North line of the NE 1/4 of said Section 18, a distance of 927.21 feet; thence S 00°10'36" E, along the Northerly projection of the West line of that certain parcel of land entitled Parcel 2 as described in Book 3824, Page 815, Public Records of Mesa County, Colorado, a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°49'24" E along a line 40.00 feet South of and parallel to the North line of the NE 1/4 of said Section 18, a distance of 23.50 feet; thence S 34°10'39" E, along the West line of that certain right of way line described in Book 1284, Page 155, Public Records of Mesa County, Colorado, a distance of 12.11 feet; thence N 89°49'24" W, along a line 50.00 feet South of parallel to the North line of the NE 1/4 of said Section 18, a distance of 30.34 feet to a point on the West line of that certain parcel of land described in Book 3824, Page 815; thence N 00°10'36" E, along said West line, a distance of 10.00 feet, more or less, to the Point of Beginning.

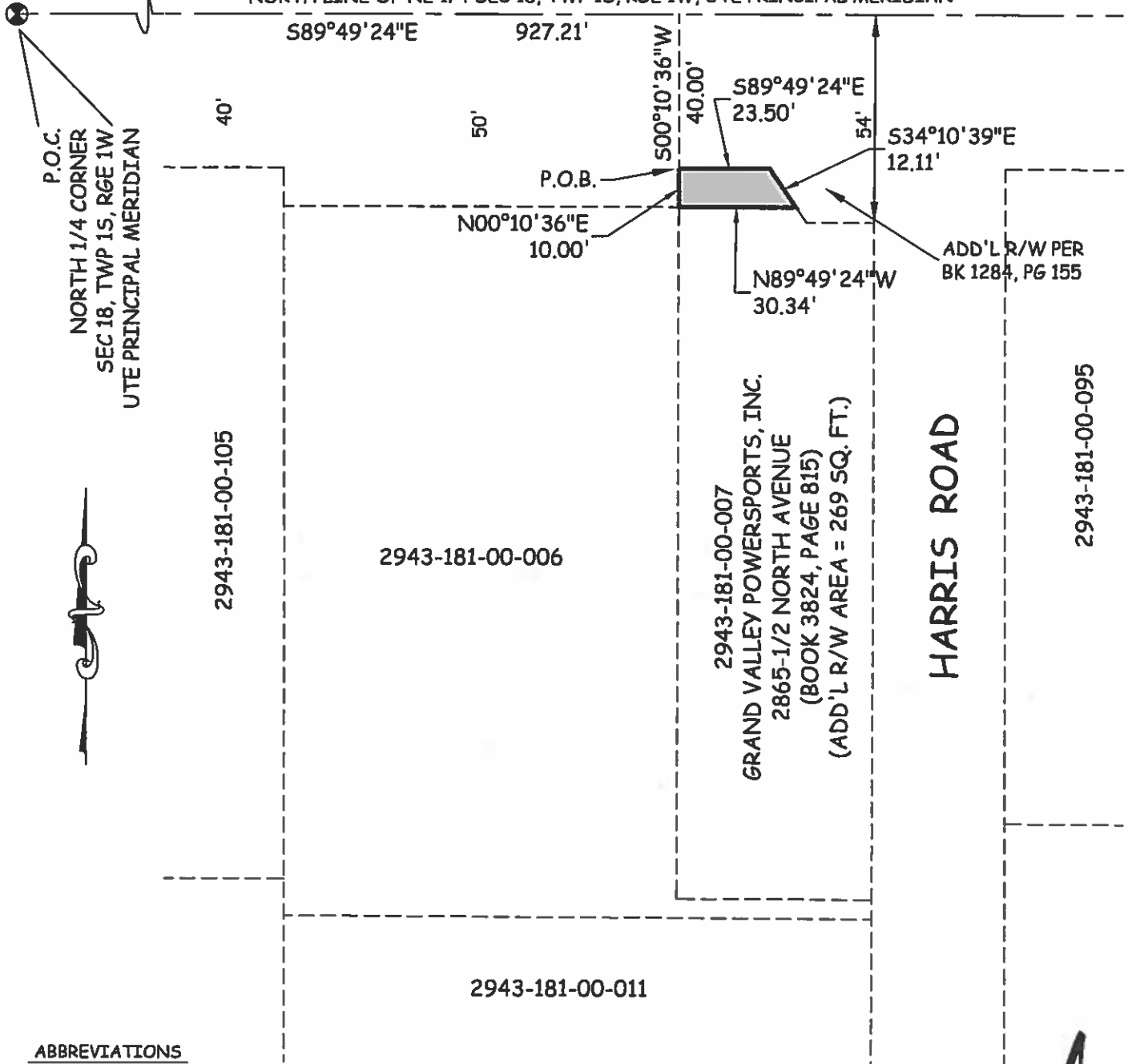
Containing 269 square feet or 0.006 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

EXHIBIT "A"

NORTH AVENUE

(BASIS OF BEARINGS)

NORTH LINE OF NE 1/4 SEC 18, TWP 1S, RGE 1W, UTE PRINCIPAL MERIDIAN



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



1 inch = 40 ft.

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: PTK
 DATE: 02-05-2015
 SCALE: 1" = 40'
 APPR. BY: PTK

GRAND VALLEY POWERSPORTS, INC.
 2943-181-00-007
 2865-1/2 NORTH AVENUE

CITY OF
Grand Junction
 COLORADO

