

WARRANTY DEED

This Warranty Deed made this 31ST day of DECEMBER, 2014 by and between **Blu Cellar Door, LLC, a Colorado Limited Liability Company, Grantor**, whose mailing address is 1888 Deer Park Circle North, Grand Junction, Colorado, 81507, who is the owner of the following real property in Mesa County, Colorado:

That certain parcel of land located 782 24 Road, Grand Junction, Colorado, as evidenced by a Quitclaim Deed recorded in Book 5583, Page 677, 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 parcel of land situated in the northwest quarter of the northwest quarter of Section 33, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado being that part of Lot 5 of Pomona Park subdivision, a plat recorded in the Mesa County records at Reception Number 12485, more particularly described as follows:

Commencing at Mesa County Survey Marker #1070 for the north sixteenth corner on the west line of said Section 33 whence MCSM #297 for the northwest corner of said Section 33 bears North 00°03'03" East with all bearings herein relative thereto;
Thence South 89°50'45" East, a distance of 50.00 feet to the Point of Beginning;
Thence along the east boundary of that right of way described at Reception Number 1090222 of the Mesa County records North 00°03'03" East, a distance of 580.39 feet to the south line of the north 80.00 feet of said Lot 5 of Pomona Park subdivision;
Thence along said south line South 89°48'31" East, a distance of 5.00 feet;
Thence South 00°03'03" West, a distance of 580.39 feet to the south line of said Lot 5;
Thence along said south line North 89°50'45" West, a distance of 5.00 feet to the Point of Beginning.

Containing 2,902 square feet or 0.067 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 31 day of December, 2014.

Blu Cellar Door, LLC
a Colorado Limited Liability Company

By: David F. Proietti, owner
David F. Proietti, Owner

State of Colorado)
County of Mesa)ss.

The foregoing instrument was acknowledged before me this 31 day of December, 2014 by David F. Proietti, Owner, Blu Cellar Door, LLC, a Colorado Limited Liability Company

My commission expires 11/21/17.

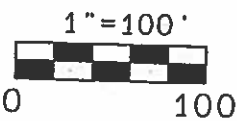
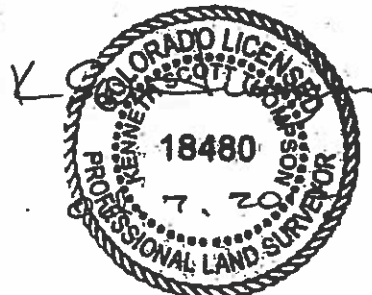
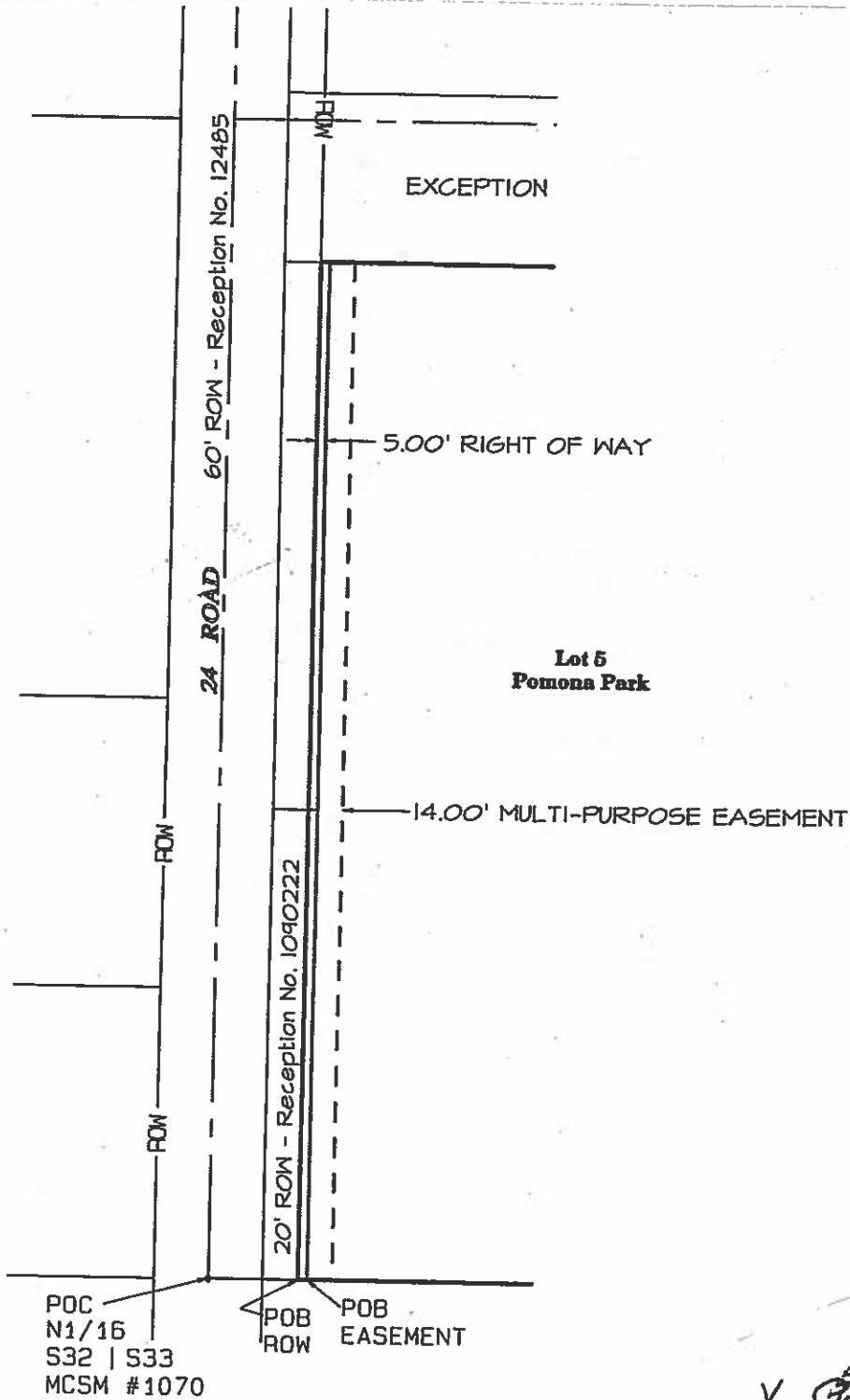
Witness my hand and official seal.

Ashley Wiseman
Notary Public

ASHLEY CAROLYN WISEMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20134073109
My Commission Expires November 21, 2017

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My Commission Expires November 21, 2017

EXHIBIT "A"



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

SHEET 3 OF 3

		744 Horizon Ct. Suite 110 Grand Junction CO 81506 970-241-4722
Drawn:slg	Checked:akt	Oct 7, 2014
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