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PAGE DOCUMENT

**WARRANTY DEED**

This Warranty Deed made this 7<sup>TH</sup> day of APRIL, 2009 by and between **WTN CoEx RP, LLC, a Colorado limited liability company, Grantor**, whose address is 3501 SW Fairlawn Road, Suite 200, Topeka, Kansas 66614, for and in consideration of Ten Dollars and 00/100, (\$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, Grantee**, a Colorado home rule municipality, 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 located in Lot 1, Canyon View Marketplace, as recorded in Book 4081, at Page 326, Mesa County Clerk and Recorders, more particularly described as:

Commencing at the Northwest corner of Lot 1 of said Canyon View Marketplace, whence the Northeast corner of said Lot 1 bears N89°54'52"E a distance of 686.58 feet and all bearings contained herein relative thereto; thence N89°54'52"E 533.88 feet along the North line of said Lot 1 to the Point of Beginning; thence N89°54'52"E 152.70 feet along said North line to the Northeast corner of said Lot 1; thence S00°07'29"E 30.00 feet along the East line of said Lot 1; thence N45°06'19"W 39.03 feet; thence S89°54'52"W 97.48 feet; thence along a curve to the right with a radius of 191.49 feet, a chord bearing of N85°05'36"W with a chord distance of 27.74 feet and a delta angle of 08°18'26" to the North line of said Lot 1 and the Point of Beginning.

Containing 0.02 acres or 725 square feet 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 7<sup>th</sup> day of April, 2009.

WTN CoEx RP, LLC,  
a Colorado limited liability company

By: Jeffrey L. Ungerer

Jeffrey L. Ungerer, CFO/VP

State of Kansas )

)ss.

County of Shawnee )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of April, 2009 by Jeffrey L. Ungerer, CFO/VP of WTN CoEx RP, LLC, a Colorado limited liability company.

# EXHIBIT A

John Usher  
2945-042-00-167

Right of way to be dedicated  
725.1 sq.ft./0.02 acres

W1/4 Corner  
Section 4,  
T1S, R1W, U.M.  
BLM

North Line NW1/4 SW1/4 Section 4, T1S, T1W, UM

F-1/2 ROAD

Point of  
Commencement

Point of  
Beginning

N89°54'52"E 533.88' (Basis of Bearings)

152.70'

14' Multipurpose Easement  
Book 4081, Page 326

50' Utility Easement In Favor  
Of Public Service Co. Of Colorado  
Book 1940 At Pages 987-989  
Book 4049 At Pages 612-615.

S 89°54'52" W  
97.48'

N 45°06'19" W  
39.03'

L=27.76'

R=191.49'

Δ=08°18'26"

C LEN=27.74'

BRG=N 85°05'36" W

S00°07'29"E  
99.52'

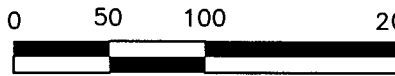
14' Multipurpose  
Easement

2945-043-21-001  
WTN COEX RP, LLC  
3501 SW Fairlawn Road, Suite 200  
Topeka, Kansas

Lot 1  
Canyon View Marketplace  
Book 4081, Page 326



SCALE: 1" = 100'



Δ=55°32'17"

R=274.00'

L=265.59'

Ch=255.32'

Ch Brg=S27°38'39"W

MARKET

Δ=55°24'05"

R=326.00'

L=315.22'

Ch=303.08'

200 Ch Brg=S27°42'45"W



10' Utility Easement  
Book 4081, Page 326

S89°52'52"W 427.22'

20' Drainage, Utility And Irrigation Easement  
Dillon Real Estate Co, Inc (Plat Book 15, Pages 37, 38 And 39)  
630 24 Rd  
2945-043-04-007

**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-240-0451

SW Corner  
NW1/4 SW1/4  
Section 4  
T1S, R1W, UM  
MCSM #4-2

PROJ. NO. 07-171	Drawn	APP'D	SHEET	OF
DATE: Nov. 3, 2008	skw	SKW	1	1