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RECEPTION #: 2717741, BK 5699 PG 719 03/16/2015 at 02:18:53 PM, 1 OF 2, R \$15:00 S \$1:00 D \$0:00 EXEMPT Sheita Reiner, Mesa County, CO CLERK AND RECORDER

## WARRANTY DEED

This Warranty Deed made this <u>27</u> day of <u>February</u>, 2014 by and between **BROCK COMMERCIAL PROPERTY, LLC, a Colorado Limited Liability Company, Grantor**, whose mailing address is 553 Grand Valley Drive, Grand Junction, Colorado, 81504, who are the owners of the following real property in Mesa County, Colorado:

That certain parcel of land located 620 23-1/4 Road, Grand Junction, Colorado, as evidenced by a Warranty Deed recorded in Book 5541, Page 22, 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 tract of land situated in the SE 1/4 of the SW 1/4 of Section 5, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

The West 4.00 feet of the certain property described in Book 5541, Page 22, Public Records of Mesa County, Colorado.

Containing 542 square feet or 0.012 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 <u>27</u> day of <u>February</u>, 2015

Brock Commercial Property, LLC a Colorado Limited Liability Company

gy Lyn Brock By: Peggy Lynn Brock, Managing Member

State of <u>Colorado</u>) )ss.

County of <u>Mesa</u>)

The foregoing instrument was acknowledged before me this 21 day of <u>Februany</u>, 201**9** by <u>Peggy Lynn Brock</u> as <u>Managing Member</u> for Brock Commercial Property, LLC

My commission expires

Witness my hand and official seal.

	tenus source
ASHLEY SROUFE	NOTION STOUR
NOTARY PUBLIC	Notary Public
STATE OF COLORADO NOTARY ID #20114033415	
My Commission Expires July 5, 2015	J

## SHEET 1 OF 2

