

WARRANTY DEED

This Warranty Deed made this 18 day of MAY, 2015 by and between **Grand Junction Real Estate Investments, LLC, a Colorado limited liability company**, whose mailing address is PO Box 3467, Grand Junction, Colorado, 81502, who is the owner of the real property in Mesa County, Colorado as described in and evidence by that certain Deed recorded at Book 5696, Page 681 of the records of the Clerk and Recorder of Mesa County, Colorado (Reception # 2716779), 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 tract or parcel of land for Public Roadway Right-of-Way purposes described in the attached Exhibit A, which is incorporated herein by this reference, and depicted on the attached Exhibit B, which is incorporated herein by this reference, containing 29,680 square feet, more or less;

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 18 day of May, 2015.

GRAND JUNCTION REAL ESTATE INVESTMENTS LLC

By: [Signature]
Managing Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18 day of May, 2015 by Steve C. Voutilainen as Managing Member of Grand Junction Real Estate Investments, LLC.

My commission expires 2/5/18.

Witness my hand and official seal.

[Signature]
Notary Public
JENNIFER BROWNELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19984002418
My Commission Expires February 5, 2018
County of Mesa

EXHIBIT A

A tract of land situated in the Southeast Quarter of the Northeast Quarter of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado and being described as follows.

The South 40.00 feet of that property as described in Book 5696 at Page 681, Reception Number 2716779 of the Mesa County Clerk and Recorder's Office.
EXCEPT: that certain road right of way as described in Book 2419 at Page 617, Reception Number 1838125 of the Mesa County Clerk and Recorder's Office.

Said tract of land contains 29,680 square feet.

Above legal description written by:
Patrick W. Click
Colorado registered Professional Surveyor No. 37904
3194 Mesa Avenue Unit B
Grand Junction, Colorado 81504

Sheet 3 of 3

Line Table		
Line #	Direction	Length
L1	N89° 59' 33"W	698.09'
L2	N00° 06' 11"W	40.00'
L3	S89° 59' 33"E	878.69'
L4	S44° 59' 54"W	14.14'
L5	N89° 59' 33"W	170.53'
L6	S00° 00' 27"W	30.00'

2990 D 1/2 RD
 GRAND JUNCTION REAL ESTATE INVESTMENTS LLC
 RECEPTION NUMBER 2716779

RIGHT OF WAY
 BOOK 2419 PAGE 617
 RECEPTION NUMBER 1838125

RIGHT OF WAY
 29,680 SQUARE FEET
 (HATCHED AREA)

2980 D 1/2 RD
 SCHAFFER THOMAS R
 MARYE LISA D
 RECEPTION NUMBER 2673677

30' RIGHT OF WAY
 PLAT BOOK 13 PAGE 399
 RECEPTION NUMBER 1419473

2983 D 1/2 RD
 LEFEVER JANICE MARIE
 RECEPTION NUMBER
 1627782

2985 D 1/2 RD
 FORSYTH JONATHAN S
 RECEPTION NUMBER
 2350511

30' RIGHT OF WAY
 PLAT BOOK 12 PAGE 449
 RECEPTION NUMBER 1274683

30' RIGHT OF WAY
 PLAT BOOK 8 PAGE 30
 RECEPTION NUMBER 639855

FOUND
 EAST 1/4 CORNER
 SECTION 17, T1S, R1E, UTE
 TOP 3 INCH BRASS CAP
 MESA COUNTY SURVEY MARKER
 NUMBER 8-1

EXHIBIT B

LEGAL DESCRIPTION SKETCH
 SITUATED IN THE SE 1/4 NE 1/4 OF SECTION 17, T1S, R1E, UTE
 GRAND JUNCTION, MESA COUNTY, COLORADO

RIGHT OF WAY

OWNER: GRAND JUNCTION REAL ESTATE INVESTMENTS LLC

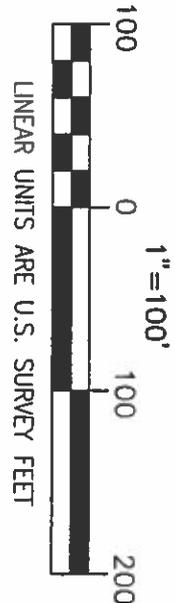
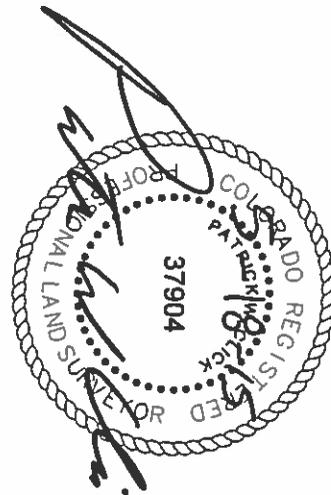
TAX# 2943-171-00-144

DRAWING NAME: 2015006 LEGALS

FIELD WORK: PWC
 DRAWN BY: PWC

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. No. 37904
 3194 MESA AVENUE #B
 GRAND JUNCTION, CO 81504
 PHONE (970)434-7038



GRAPHIC SCALE:

