

WARRANTY DEED

This Warranty Deed made this 10th day of June, 2015 by and between **WS-Grand Junction, CO-1-UT, LLC, a Utah limited liability company, By: Embree Asset Group, Inc., a Texas Corporation, Member, Grantor**, whose mailing address is 4747 Williams Drive, Georgetown, TX 78633, who is the owner of the following real property in Mesa County, Colorado:

A parcel of land located at 2594 Patterson Road, Grand Junction, Co, being Lot 2, Community Hospital Medical Park, as same is recorded in Plat Book 17, Pages 373 and 374, 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 portion of Lot 2 of Community Hospital Medical Park as recorded in Plat Book 17, Pages 373 and 374 of the Mesa County Records, situated in the Southeast 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; being more particularly described as follows:

Commencing at the Southeast corner of Section 3, a Mesa County Survey Monument #54-1 at the intersection of Patterson Road and North 1st Street, the Basis of Bearings being N89°57'00"W to the South 1/4 corner of Section 3 a Mesa County Survey Monument #804-1 at the intersection of Patterson Road and 25 1/2 Road; thence N89°57'00"W a distance of 526.08 feet; thence N00°00'00"E a distance of 46.22 feet to the Point of Beginning also being the Southeast corner of Tract A of Community Hospital Medical Park; thence along the East line of Tract A N00°00'00"E a distance of 8.77 feet; thence S89°57'00"E a distance of 202.89 feet to a point on the Southerly line of Lot 2; thence continuing along said Southerly line of Lot 2 S51°07'48"W a distance of 8.51 feet; thence continuing along said Southerly line of Lot 2 S89°03'00"W a distance of 196.29 feet to the Point of Beginning.

Containing 1403 square feet or 0.032 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

DESCRIPTION PREPARED BY: CHRISTOPHER C. RANSIER, COLORADO P.L.S. #38039
717 CENTAURI DRIVE, GRAND JUNCTION, CO 81506

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 10th day of June, 2015.

WS-Grand Junction, CO-1-UT, LLC, a Utah limited liability company
By: Embree Asset Group, Inc., a Texas corporation, Member

By: *[Signature]*
Philip H. Annis, President

State of Texas)
)ss.
County of Williamson)

The foregoing instrument was acknowledged before me this 10th day of June, 2015 by Philip H. Annis, President of Embree Asset Group, Inc., a Texas Corporation, Member

My commission expires August 30, 2017.

Witness my hand and official seal.

[Signature]

Notary Public



EXHIBIT "A"

LOCATED IN THE SE1/4 SE1/4 OF SECTION 3,
TOWNSHIP 1 SOUTH, RANGE 1 WEST
OF THE UTE MERIDIAN,
CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO



MEANDER DRIVE
(25 7/8 ROAD)

LOT 1
OF COMMUNITY HOSPITAL MEDICAL PARK
PLAT BOOK 17 PAGE 373,374
2.00 ACRES

LOT 2
COMMUNITY HOSPITAL MEDICAL PARK
PLAT BOOK 17 PAGE 373,374
2.87 ACRES

TRACT A
COMMUNITY HOSPITAL MEDICAL PARK
STORM WATER DETENTION SITE
PLAT BOOK 17 PAGE 373,374
0.27 ACRES

RIGHT-OF-WAY
.032 ACRES

$NO^{\circ} 00' 00''E$
8.77'

$S89^{\circ} 57' 00''E$ 202.89'

$S51^{\circ} 07' 48''W$
8.51'

14' MULTI-PURPOSE EASEMENT
PLAT BOOK 17 PAGE 373,374

RIGHT-OF-WAY DEDICATED
PLAT BOOK 17 PAGE 373,374

POINT OF BEGINNING
 $S89^{\circ} 03' 00''W$ 196.29'

$NO^{\circ} 00' 00''E$ 46.22'

$N89^{\circ} 57' 00''W$ 526.08'

MCSM #804-1
SOUTH 1/4 CORNER SECTION 3
T1S, R1W, UTE MERIDIAN

PATTERSON ROAD
(RIGHT-OF-WAY PLAT BOOK 10
PAGE 11 & BOOK 1737 PAGE 747)

MCSM #54-1
SOUTH EAST CORNER SECTION 3
T1S, R1W, UTE MERIDIAN

LEGEND:
◆ FOUND MCSM (MESA COUNTY SURVEY MONUMENT)

--- SURVEY CONTROL LINE
- - - EASEMENT LINE
___ PROPERTY LINE

T TOWNSHIP
R RANGE
N NORTH
E EAST
S SOUTH
W WEST



*LINEAR UNITS ARE IN U.S. SURVEY FEET.
*TITLE INFORMATION SHOWN IS FROM MESA
COUNTY CLERK AND RECORDER OFFICE.

SHEET 3 OF 3

CHRISTOPHER C. RANSIER
CO PLS 38089



717 Centauri Drive • Grand Jct. CO 81506
970.201.4081 • crsurveying@brennan.net