

WARRANTY DEED

ELTON L. CROW and LEILA H. CROW, husband and wife, of the County of Mesa, State of Colorado, for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, in hand paid, hereby sell and convey to CITY OF GRAND JUNCTION, a Colorado Municipal Corporation, and COUNTY OF MESA in the State of Colorado, whose address is Grand Junction, Colorado, the following real property in the County of Mesa, and State of Colorado, to-wit:

All that part of the Southeast Quarter of the Northwest Quarter lying South of the right of way of the Rio Grande Western Railway (Now the Denver and Rio Grande Western Railroad), except the West 16 feet thereof.

The West Half of the Northeast Quarter of the Southwest Quarter, Except the West 16 feet thereof; the Northeast Quarter of the Northeast Quarter of the Southwest Quarter; and all that part of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter lying North of the South line of the drain ditch.

Beginning at a point on the South line of the County Road North 53°43' West 3044 feet from a point whence the Southeast corner of said Section 36 bears South 1137 feet, thence South 10°18' West 782 feet, thence South 2°48' West 180 feet, more or less to the South line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of said Section 36, thence West along the South line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter 42 feet, more or less to the Southwest corner thereof, thence North along the West line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter and along the West line of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter of said Section 36, 1080 feet, more or less to the South line of the County road, thence along the South line of the County Road, South 53°43' East 235 feet, more or less to the point of beginning;

All in Section 36, Township 1 North, Range 2 West of the Ute Meridian,

TOGETHER WITH any and all water, water rights, ditch and ditch rights belonging thereto or used in connection therewith including by way of example but not by way of limitation 77 shares of the capital stock of the Grand Valley Irrigation Company,

with all its appurtenances, and warrant the title to the same except as to that portion of the above described property which lies South of the North meander line of the East channel of the Colorado River as shown on Government Land Office Survey of September 11, 1923, of the meander of the right bank of the Colorado River and survey of island in Sections 35 and 36, Township 1 North, Range 2 West of the Ute Meridian which portion of said property is conveyed by Quit Claim Deed only and without warranty of title.

The following described parcels of property are also conveyed by Quit Claim Deed only and without warranty of title, to-wit:

Parcel 1: A strip of land off the west side of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 36, Township 1 North, Range 2 West, Ute Meridian, beginning at the point where the Rio Grande Western Railroad right of way cuts the west line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 36, thence East 16 feet thence South to the Grand River, now the Colorado River, thence West 16 feet to the West line of NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 36, thence North to place of beginning.

