

WARRANTY DEED

This Warranty Deed made this 16 day of Sept., 2015 by and between **Club Deal 127 Merk Grand Junction, Limited Partnership, a Delaware Limited Partnership**, ("Grantor"), whose address is 610 N. Wymore Road, Suite 200, Maitland, FL 32751, 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 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, as described on attached Exhibit "A" and depicted in attached Exhibit "B" incorporated herein.

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 16th day of September, 2015.

Club Deal 127 Merk Grand Junction, Limited Partnership,
a Delaware Limited Partnership, by CD 127 GP, LLC,
a Delaware Limited Liability Company

By: [Signature]
Douglas H. Gilliland
Manager of CD 127 GP, LLC

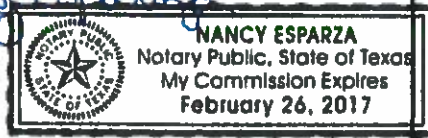
By: [Signature]
Linda G. Kassof
Manager of CD 127 GP, LLC

State of Texas)
County of Tarrant)ss

The foregoing instrument was acknowledged before me this 16th day of September, 2015 by Douglas H. Gilliland, as Manager of CD 127 GP, LLC, a Delaware Limited Liability Company, the General Partner of Club Deal 127 Merk Grand Junction Limited Partnership, a Delaware Limited Partnership.

My commission expires 2/26/2017.
Witness my hand and official seal.

[Signature]
Notary Public



State of Florida)
County of Orange)ss

The foregoing instrument was acknowledged before me this 15 day of September, 2015 by Linda G. Kassof, as Manager of CD 127 GP, LLC, a Delaware Limited Liability Company, the General Partner of Club Deal 127 Merk Grand Junction Limited Partnership, a Delaware Limited Partnership.

My commission expires 10/18/2018.
Witness my hand and official seal.

[Signature]
Notary Public



EXHIBIT "A"

**2701-324-00-097
RIGHT OF WAY**

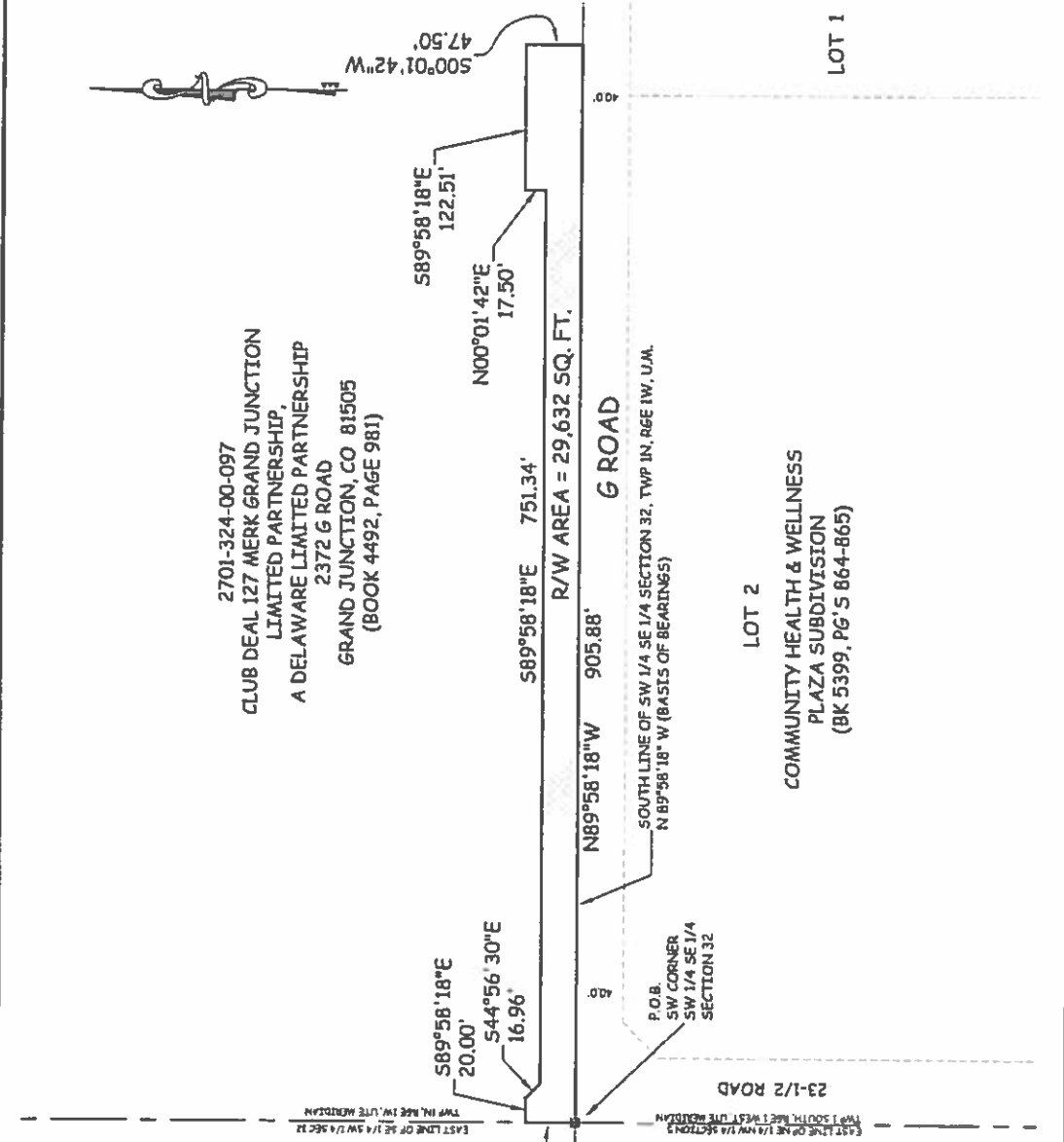
A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 32, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the SW 1/4 SE 1/4 of said Section 32 and assuming the South line of the SW 1/4 SE 1/4 of said Section 32 bears N 89°58'18" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°05'03" E, along the West line of the SW 1/4 SE 1/4 of said Section 32, a distance of 42.00 feet; thence S 89°58'18" E, a distance of 20.00 feet; thence S 44°56'30" E, a distance of 16.96 feet; thence S 89°58'18" E, along a line 30.00 feet North of and parallel with, the South line of the SW 1/4 SE 1/4 of said Section 32, a distance of 751.34 feet; thence N 00°01'42" E, a distance of 17.50 feet; thence S 89°58'18" E, along a line 47.50 feet North of and parallel with, the South line of the SW 1/4 SE 1/4 of said Section 32, a distance of 122.51 feet; thence S 00°01'42" W, a distance of 47.50 feet; thence N 89°58'18" W, along the South line of the SW 1/4 SE 1/4 of said Section 32, a distance of 905.88 feet, more or less, to the Point of Beginning.

CONTAINING 29,632 Square Feet or 0.680 Acres, more or less, as described.

Authored by: Peter T. Krick
City Surveyor
City of Grand Junction

EXHIBIT "B"

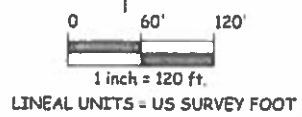


2701-324-00-097
 CLUB DEAL 127 MERK GRAND JUNCTION
 LIMITED PARTNERSHIP
 A DELAWARE LIMITED PARTNERSHIP
 2372 G ROAD
 GRAND JUNCTION, CO 81505
 (BOOK 4492, PAGE 981)

LOT 2
 COMMUNITY HEALTH & WELLNESS
 PLAZA SUBDIVISION
 (BK 5399, PG 5 864-865)

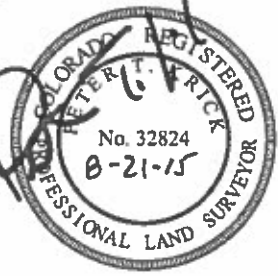
ABBREVIATIONS

- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SSMH SANITARY SEWER MAN HOLE



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 3 OF 3



DRAWN BY: PTK
 DATE: 05-29-2015
 SCALE: 1" = 120'
 APPR. BY: JB

2701-324-00-097
 CLUB DEAL 127 MERK GRAND
 JUNCTION, LIMITED PARTNERSHIP
 RIGHT OF WAY

