

QUIT CLAIM DEED

New Regatta LLC, a Colorado limited liability company, Grantor, whose address is 7000 E. Belleview Avenue, Suite 300, Greenwood Village, Colorado 80111, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A certain parcel of land for Public Roadway & Utilities Right-of-Way purposes located in the Northeast Quarter of the Southwest Quarter (NE1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

The North 30.00 feet of the East 15.00 feet of the NE 1/4 SW 1/4 of said Section 25, being a portion of the lands described in Book 4590, Page 745, Public Records of Mesa County, Colorado.

Containing 450 square feet or 0.010 Acres, more or less, as described herein, all of which is located within the open, used and historical Right-of-Way for B 1/2 Road and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee its successors and assigns forever.

Executed and delivered this 16 day of Sept, 2015.

New Regatta LLC,
A Colorado limited liability company

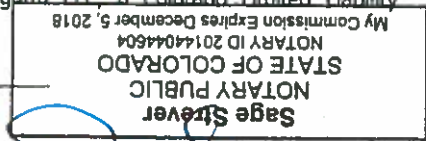
By: [Signature]
(Title) Manager

State of COLORADO)
County of ARAPAHOE) ss.

The foregoing instrument was acknowledged before me this 17 day of SEPTEMBER, 2015, by CHRISTOPHER KING as MANAGER of New Regatta LLC, a Colorado Limited Liability Company.

My commission expires: 12/5/18

Witness my hand and official seal.

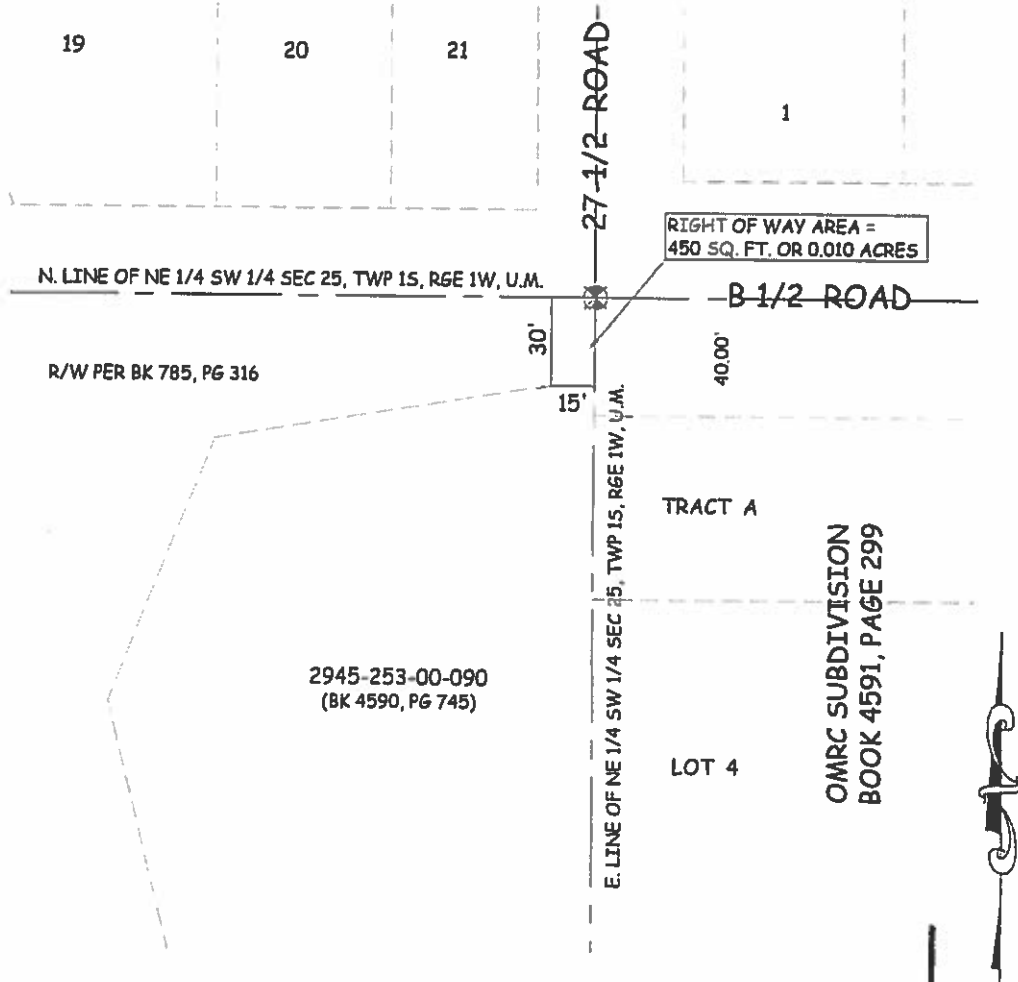


[Signature]
Notary Public

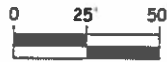
EXHIBIT "A"

ABBREVIATIONS

P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 R.O.W. RIGHT OF WAY
 SEC. SECTION
 TWP. TOWNSHIP
 RGE. RANGE
 U.M. UTE MERIDIAN



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.



1 inch = 50 ft.

Lineal Units = U.S. Survey Foot



SHEET 2 OF 2

DRAWN BY: P.T.K.
 DATE: 06-09-2015
 SCALE: 1" = 50'
 APPR. BY: PTK

NEW REGATTA LLC
B-1/2 ROAD RIGHT OF WAY
 2945-253-00-090

