RECEPTION #: 2743702. BK 5795 PG 421 11/18/2015 at 11:27:13 AM, 1 OF 2, R \$15.00 S \$1.00 D \$0.00 EXEMPT Sheila Reiner, Mesa County, CO CLERK AND RECORDER

WARRANTY DEED

This Warranty Deed made this and day of November, 2015 by and between **VECTRA BANK COLORADO**, **NATIONAL ASSOCIATION**, **Grantor**, whose mailing address is 2000 S. Colorado Boulevard, Suite 2900, Denver, CO 80222, who is the owner of the following real property in Mesa County, Colorado:

A parcel of land located at 499 28-1/4 Road, Grand Junction, Co, as recorded in Book 1764, Page 482, 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 certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 18, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

The North 10.00 feet of that certain real property described in a Warranty Deed recorded in Book 1764, Page 482, Public Records of Mesa County, Colorado.

Containing 1,150 square feet or 0.026 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

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.

The foregoing instrument was acknowledged before me this and day of November, 2015 by Sharon A. Thompson as Executive Vice President and Chief Financial Officer of the Bank.

My commission expires October 02, 2016

DEBRA ZIMMERMAN

NOTARY PUBLIC

STATE OF COLORADO

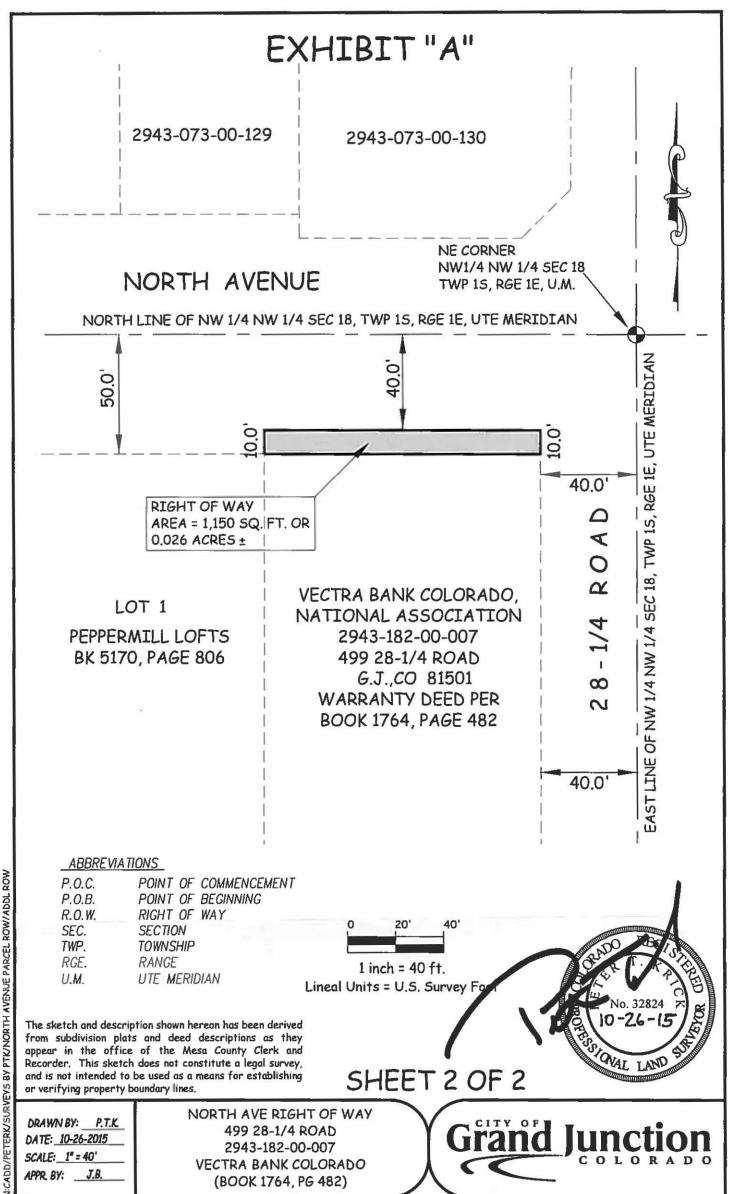
NOTARY ID 20044034440

MY CO: MISSION EXPIRES OCTOBER 02, 2016

Witness my hand and official seal.

Notary Public

SHEET 1 OF 2



(BOOK 1764, PG 482)

APPR. BY: J.B.