

WARRANTY DEED

The Paul I. Kern and Francis M. Kern Trust whose address is 2479 F 1/4 Road, Grand Junction, CO 81506, Grantor, 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 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, described in Exhibit "A" and depicted on Exhibit "B" 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 covenants 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 15th day of September, 2008.

The Paul I. Kern and Francis M. Kern Trust

By: Paul Kern Paul I. Kern, Trustee

By: Francis M. Kern Francis M. Kern, Trustee



State of Colorado))ss. County of Mesa)

The foregoing instrument was acknowledged before me this 15th day of September, 2008, by Paul I. Kern, Trustee and Francis M. Kern, Trustee of The Paul I. Kern and Francis M. Kern Trust.

My commission expires: 8/21/2012 Witness my hand and official seal.

Linda Rusciollelli Notary Public

EXHIBIT A

LEGAL DESCRIPTION

BASIS OF BEARING: THE NORTH LINE OF THE SE QUARTER OF THE SE QUARTER OF SECTION 4, T 1 S, R 1 W IS ASSUMED TO BEAR N89°51'58"E, AS SHOWN ON THE RECORDED PLAT FOR GLENS AT CANYON VIEW, PHASE 1, RECORDED IN MESA COUNTY, COLORADO IN BOOK 4119, ON PAGES 37,38,39.

COMMENCING AT THE S 1/16 CORNER OF SECTION 4 & 3, T 1 S, R 1 W; THENCE N89°51'48"E, A DISTANCE OF 907.18 FEET, THENCE S00°09'40"E, A DISTANCE OF 26.0 FEET (ROW WIDTH PER REC NO 1930890) TO THE POINT OF BEGINNING ON THE SOUTH SIDE OF SAID ROW).

THENCE S 00°09'40" E, A DISTANCE OF 15.00 FEET;

THENCE N 45°08'51" W, A DISTANCE OF 21.22 FEET TO THE SOUTH LINE OF THE 26 FT ROW (REC NO 1930890);

THENCE N 89°51'58" E ALONG SAID SOUTHERLY ROW LINE, A DISTANCE OF 15.00 FEET;

TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 112.50 SQUARE FEET.

Otto L. Burden

07/22/08

PREPARED BY: OTTO L BURDEN, PE

CE

Colorado Civil Engineering, LLC

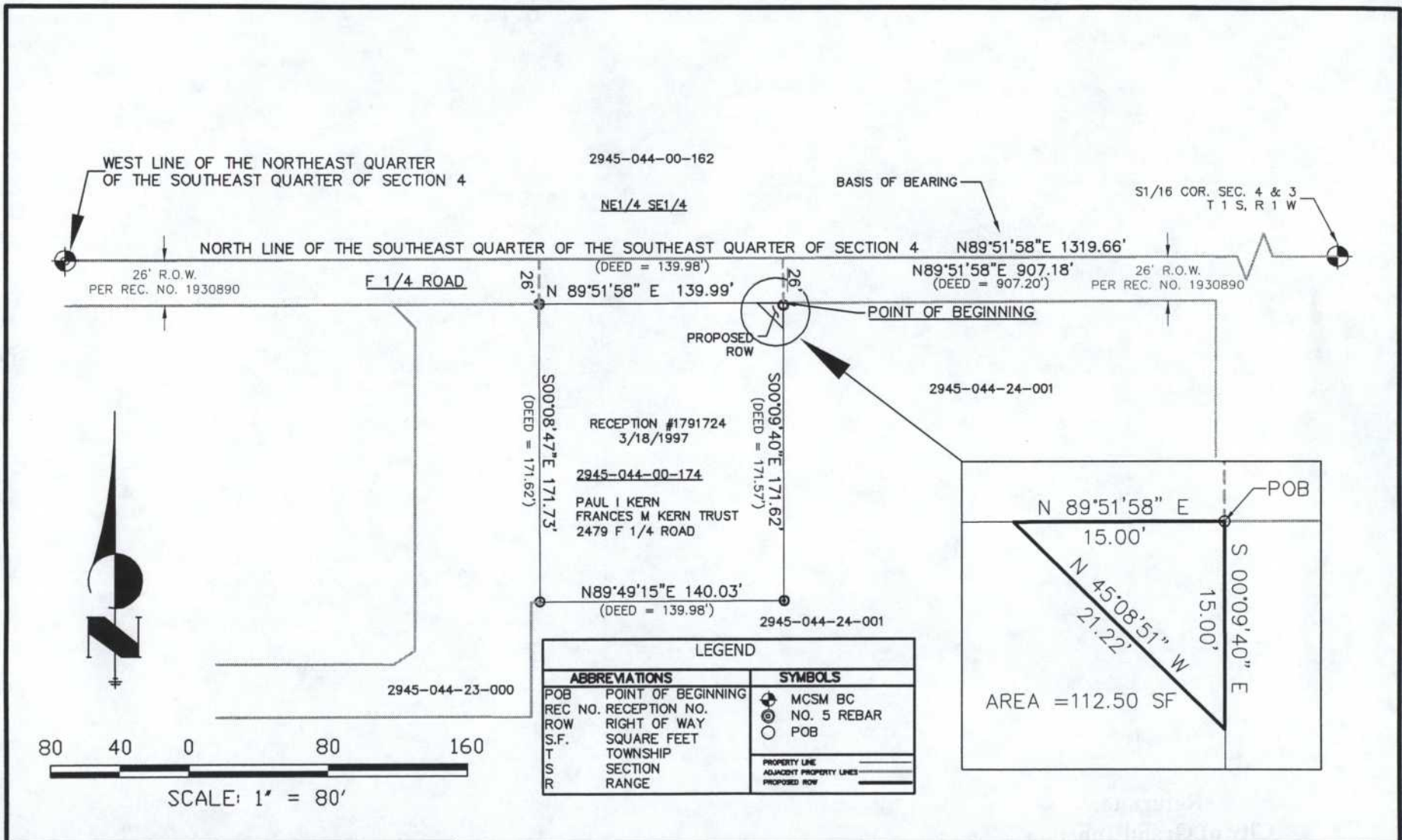
PO Box 271207
Littleton, CO 80127
303-708-1930
Fax: 720-367-5118

SUNDANCE VILLAGE

LEGAL DESCRIPTION

DATE: 07/21/08

SHEET 1 of 2



CE Colorado Civil Engineering, LLC PO Box 271207 Littleton, CO 80127 303-708-1930 Fax: 720-367-5118	PREPARED BY: <i>Otto L. Burden</i> 07/22/08 OTTO L BURDEN, PE	DATE: 07/22/08	SUNDANCE VILLAGE EXHIBIT B
		SHEET 2 of 2	