

RECEPTION #: 2578866, BK 5178 PG 966 07/20/2011 at 10:30:11 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 22 day of June, 2011 by and between **Antonio Barragan, Grantor**, whose address is 2988-1/2 Red Bud Court, Grand Junction, Colorado 81504, 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 parcel of land, situate in the SW 1/4 SW 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado being located in that property as described in Book 4989, Page 533 of the deed records of Mesa County, Colorado, and being more particularly described as follows:

Commencing at the found Mesa County survey marker for the S 1/16 corner of the West side of said Section 9; and considering the west line of the SW 1/4 SW 1/4 of said Section 9 to bear S 00°07'38" E with all other bearings contained herein relative thereto;
thence S 00°07'38" E a distance of 673.00 feet;
thence N 89°50'04" E a distance of 40.00 feet to the Point of Beginning;
thence N 00°07'38" W a distance of 60.46 feet;
thence S 45°14'41" E a distance of 27.57 feet;
thence S 00°00'00" E a distance of 41.00 feet;
thence S 89°50'04" W a distance of 19.44 feet to the point of beginning.

Containing 989 square feet or 0.0227 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.

Executed and delivered this 22 day of June, 2011.

By: [Signature]
Antonio Barragan, Owner

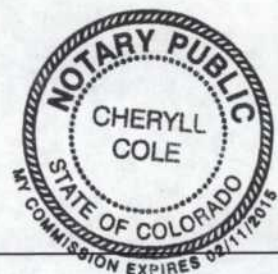
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 22 day of June, 2011, by Antonio Barragan, Owner.

My commission expires 02-11-2015.

Witness my hand and official seal.

[Signature]
Notary Public



SHEET 1 OF 2

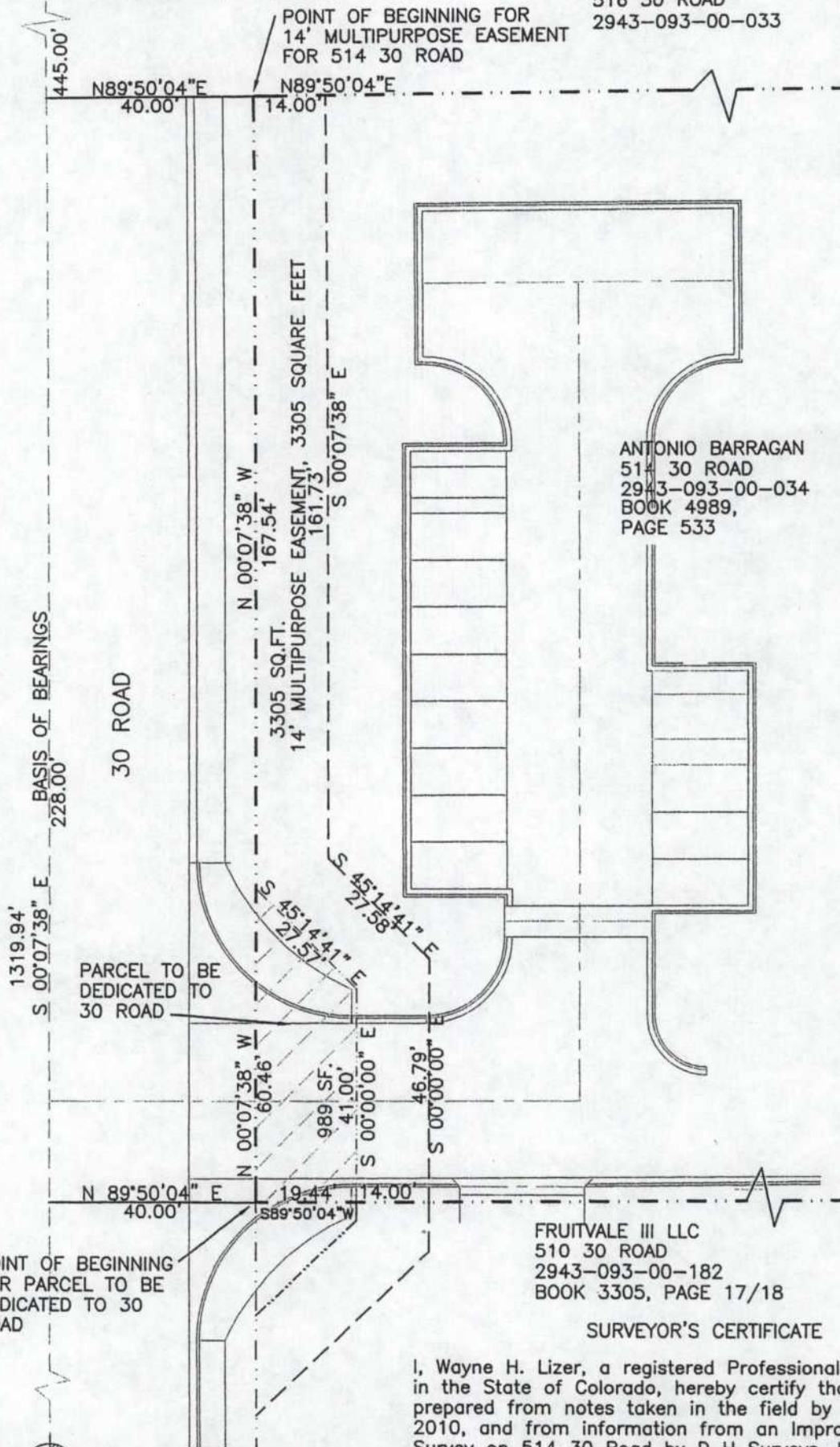
**CHERYLL COLE
NOTARY PUBLIC
STATE OF COLORADO**



SOUTH 1/16 CORNER
WEST SIDE
SECTION 9, T1S, R1E, U.M.

EXHIBIT "A"

JOHN E. AND MARY K.
BAUGHMAN
516 30 ROAD
2943-093-00-033



ANTONIO BARRAGAN
514 30 ROAD
2943-093-00-034
BOOK 4989,
PAGE 533

MOR-STORAGE,
INC.
3010-1-70
BUSINESS LOOP
2943-093-00-184

1319.94'
S 00°07'38" E
BASIS OF BEARINGS
228.00'

30 ROAD

PARCEL TO BE
DEDICATED TO
30 ROAD

FRUITVALE III LLC
510 30 ROAD
2943-093-00-182
BOOK 3305, PAGE 17/18

SURVEYOR'S CERTIFICATE

I, Wayne H. Lizer, a registered Professional Land Surveyor in the State of Colorado, hereby certify that this map was prepared from notes taken in the field by me during April, 2010, and from information from an Improvement Location Survey on 514 30 Road by D H Surveys, Inc., Job No. 1182-09-01, dated November, 2009.

Wayne H. Lizer
Wayne H. Lizer P.E., P.L.S. 14113



SOUTHWEST CORNER
SECTION 9, T1S, R1E, U.M.



LEGEND SCALE: 1" = 30' LINEAR UNITS OF MEASUREMENTS
ARE U.S. LINEAR FOOT.

- ORIGINAL PROPERTY LINE
- - - NEW DEDICATION RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- - - 14' MULTIPURPOSE EASEMENT LINE



STREET DEDICATION AND UTILITY EASEMENT PLAN LA MILPA TORTILLA FACTORY

FOR 514 30 ROAD
FOR K & S REAL ESTATE LLC
GRAND JUNCTION, COLORADO

W.H. LIZER AND ASSOCIATES
ENGINEERING CONSULTING AND LAND SURVEYING
576 25 ROAD-UNIT 8
GRAND JUNCTION, COLORADO

DATE: 5/26/11	PROJ. NO. 094291-9	SCALE: 1" = 30'	FILE NAME: 514ESMT3	DRAWN BY: WHL	CHECKED BY: W.H.L.
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