

WARRANTY DEED

This Warranty Deed made this 16th day of March, 2011 by and between **Paul C. and Betty J Reed Living Trust Dated December 16, 1988, Grantor**, whose address is 735 Centaur Court, Grand Junction, Colorado 81506, 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, Grantee**, a Colorado home rule municipality, 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:

The North 10.00 feet of Lots 6, 7 and 8, Block 11, Plat of Resurvey of Second Division City of Grand Junction, as recorded in Plat Book 2, Page 37, Public Records of Mesa County, Colorado.

Containing 750 square feet or 0.017 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 16th day of March, 2011.

Paul C. and Betty J. Reed Living Trust
Dated December 16, 1988

By: Paul C Reed
Paul C. Reed, Co-trustee

By: Betty J. Reed
Betty J. Reed, Co-trustee

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 16th day of March, 2011 by Paul C. Reed, Co-trustee and Betty J. Reed, Co-trustee of the Paul C. and Betty J. Reed Living Trust Dated December 16, 1988.

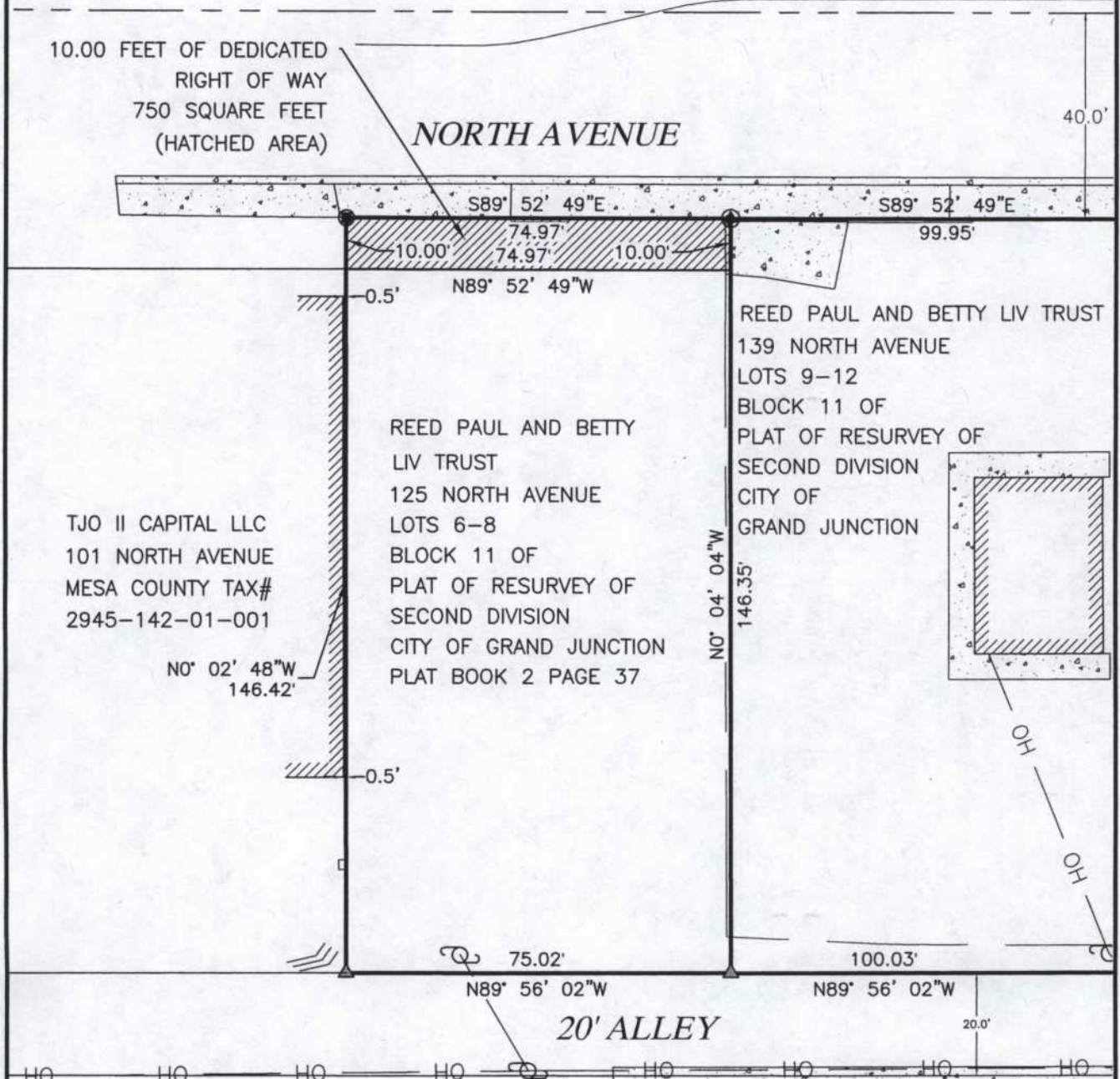
My commission expires 10/29/2013.

Witness my hand and official seal.



Gayleen Henderson
Notary Public

EXHIBIT A



10.00 FEET OF DEDICATED
RIGHT OF WAY
750 SQUARE FEET
(HATCHED AREA)

NORTH AVENUE

40.0'

S89° 52' 49"E

S89° 52' 49"E

74.97'

99.95'

10.00'

74.97'

10.00'

N89° 52' 49"W

0.5'

REED PAUL AND BETTY LIV TRUST
139 NORTH AVENUE
LOTS 9-12
BLOCK 11 OF
PLAT OF RESURVEY OF
SECOND DIVISION
CITY OF
GRAND JUNCTION

REED PAUL AND BETTY
LIV TRUST
125 NORTH AVENUE
LOTS 6-8
BLOCK 11 OF
PLAT OF RESURVEY OF
SECOND DIVISION
CITY OF GRAND JUNCTION
PLAT BOOK 2 PAGE 37

TJO II CAPITAL LLC
101 NORTH AVENUE
MESA COUNTY TAX#
2945-142-01-001

N0° 02' 48"W
146.42'

N0° 04' 04"W
146.35'

0.5'

75.02'

100.03'

N89° 56' 02"W

N89° 56' 02"W

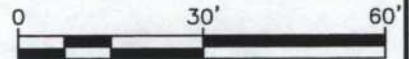
20' ALLEY

20.0'

RECOVERED No. 5 REBAR PL 37904
FOUND No. 5 REBAR PLS 18467
RECOVERED MAGNETIC NAIL PLS 37904



GRAPHIC SCALE:
1"=30'



LEGAL DESCRIPTION SKETCH

125 NORTH AVENUE
SITUATED IN THE NW¼ NW¼ OF SECTION 14, T1S, R1W, UTE PM
GRAND JUNCTION, MESA COUNTY, COLORADO

POLARIS SURVEYING

PATRICK W. CLICK P.L.S. No. 37904
3194 MESA AVE UNIT B
GRAND JUNCTION, CO 81504
PHONE (970)986-0522