

### WARRANTY DEED

This Warranty Deed made this 31<sup>st</sup> day of March, 2011 by and between **John O. Spendrup, LLC, Grantor**, whose address is 545 28-1/4 Road, Grand Junction, Colorado 81501, 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:

A strip of land adjacent to the south line of South Avenue in the S1/2 of Section 14, Township One South, Range One West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, said strip of land being more particularly described as follows:

Commencing at a two-inch pipe monument for the S1/4 Corner of said Section 14, whence an alloy cap for the N1/16 Corner of Section 23, Township One South, Range One West of the Ute Meridian bears S00°11'26"W a distance of 1315.10 feet, more or less, thence N42°51'14"E for a distance of 189.66 feet to the N.E. Corner of Lot 11 in Block 160, City of Grand Junction; thence N89°51'37"W for a distance of 14.00 feet to a point on the south line of said South Avenue and the Point of Beginning; thence the following four courses and distances:

1. S00°08'23"W for a distance of 2.50 feet;
2. N89°51'37"W, parallel with the south line of said South Avenue, for a distance of 210.16 feet;
3. N44°54'05"W for a distance of 3.54 feet to said south line;
4. S89°51'37"E for a distance of 212.66 feet to the beginning.

Containing 529 square feet or 0.012 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 31<sup>st</sup> day of March, 2011.

John O. Spendrup, LLC  
a Colorado Limited Liability Company,

By: [Signature]  
John O. Spendrup, Manager

State of Colorado     )  
                                  )ss.  
County of Mesa         )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2011 by John O. Spendrup, Manager, John O. Spendrup, LLC, a Colorado Limited Liability Company.

My commission expires 3/13/2013.

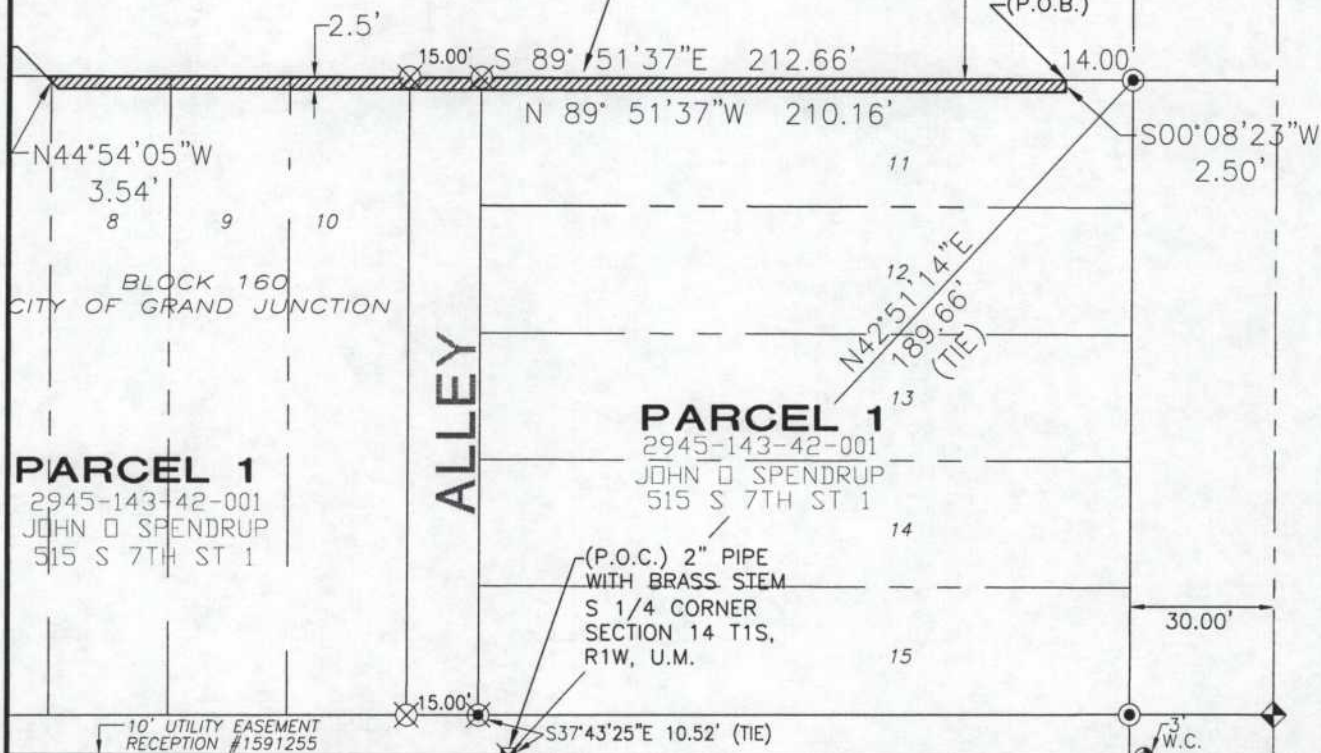
Witness my hand and official seal.

[Signature]  
Notary Public



# EXHIBIT "A"

SOUTH AVENUE



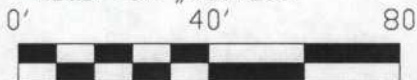
**PARCEL 1**  
2945-143-42-001  
JOHN D SPENDRUP  
515 S 7TH ST 1

**PARCEL 1**  
2945-143-42-001  
JOHN D SPENDRUP  
515 S 7TH ST 1

**PARCEL 2**  
2945-231-00-001  
JOHN D SPENDRUP  
515 S 7TH ST 2

**PARCEL 3**  
2945-232-07-007  
JOHN D SPENDRUP

LOT 1  
SECOND AMENDED PLAT OF  
D&RGW SUBDIVISION FILING SIX  
RECEPTION #1591255



HORIZONTAL SCALE: 1" = 40'  
ALL LINEAL UNITS ARE EXPRESSED  
AS U.S. SURVEY FEET

CRAWFORD'S ADDITION  
RECEPTION #5370

AUCSALCON INC.  
RECEPTION #1964357

2945-231-00-002  
AUCSALCON INC  
607 S 7TH ST

S 00° 11'26"W 1315.10'  
BASIS OF BEARINGS



PLAT 20' UTILITY EASEMENT  
RECEPTION #1591255

CENTER-NORTH  
1/16 CORNER  
SECTION 23 T1S,  
R1W, U.M.  
REBAR & ALLOY  
CAP (PLS-16413)

**RCE**  
Kelland Consulting Engineers, LLC  
405 Ridges Blvd, Suite A  
Grand Junction, CO 81507  
Voice: (970) 243-8300  
Fax: (970) 241-1273  
www.rcegi.com

## ROW DEDICATION EXHIBIT

IN THE S1/2 OF SECTION 14 AND N1/2  
SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1  
WEST OF THE UTE MERIDIAN, CITY OF GRAND  
JUNCTION, COUNTY OF MESA, COLORADO.

Drawn	Designed	Checked	Proj# A0274	Rv:	Sheet 1
File Name: C:\A0274\A0274base-isp			Date 01/27/11	Of 1	