

## WARRANTY DEED

This Warranty Deed made this 14<sup>th</sup> day of June, 2016 by and between **Michael W. Yearout and Deborah D. Yearout, as joint tenants, Grantor**, whose mailing address is 629 26 Road, Grand Junction, CO, 81505, who is the owner of the following real property in Mesa County, Colorado:

A parcel of land located at 629 26 Road, Grand Junction, CO, as recorded in Book 5322, Page 919, 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 Southeast Quarter (SE 1/4) of Section 3, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:


COMMENCING at the Southeast corner of said Section 3 and assuming the East line of the SE 1/4 of said Section 3 bears N 00°03'02" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'02" E, a distance of 1652.80 feet; thence N 89°56'58" W, along the South line of that certain parcel of land described in Book 5322, Page 919, Public Records of Mesa County, Colorado, a distance of 365.29 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°56'58" W, a distance of 15.83 feet to a point being the Southwest corner of that certain described parcel and the beginning of a non-tangent 360.00 foot radius curve, concave East, whose long chord bears N 01°24'35" W with a long chord length of 140.05 feet; thence Northerly along the arc of said curve, through a central angle of 22°25'58", a distance of 140.95 feet, said line being the West line of that certain described parcel; thence S 89°56'58" E, along the North line of said described parcel, a distance of 11.43 feet to a point being the beginning of a non-tangent 257.21 foot radius curve, concave East, whose long chord bears S 00°54'09" W with a long chord length of 59.51 feet; thence Southerly along the arc of said curve, through a central angle of 13°17'12", a distance of 59.65 feet; thence S 05°44'27" E, a distance of 63.08 feet to a point being the beginning of a non-tangent 245.91 foot radius curve, concave East, whose long chord bears S 07°55'19" E, with a long chord length of 17.91 feet; thence Southerly along the arc of said curve, through a central angle of 04°10'25", a distance of 17.91 feet, more or less, to the Point of Beginning.

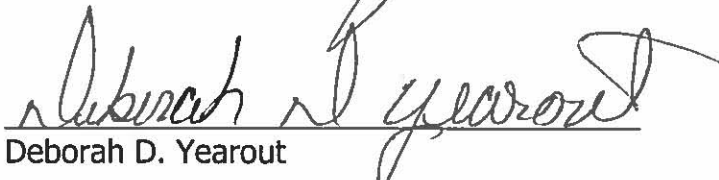
Containing 2,161 square feet or 0.049 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

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 14<sup>th</sup> day of June, 2016.

By:   
Michael W. Yearout

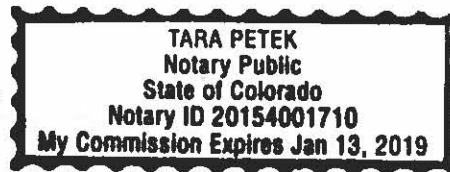
By:   
Deborah D. Yearout

State of Colorado )  
 )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of June, 2016 by Michael W. Yearout and Deborah D. Yearout, as joint tenants.

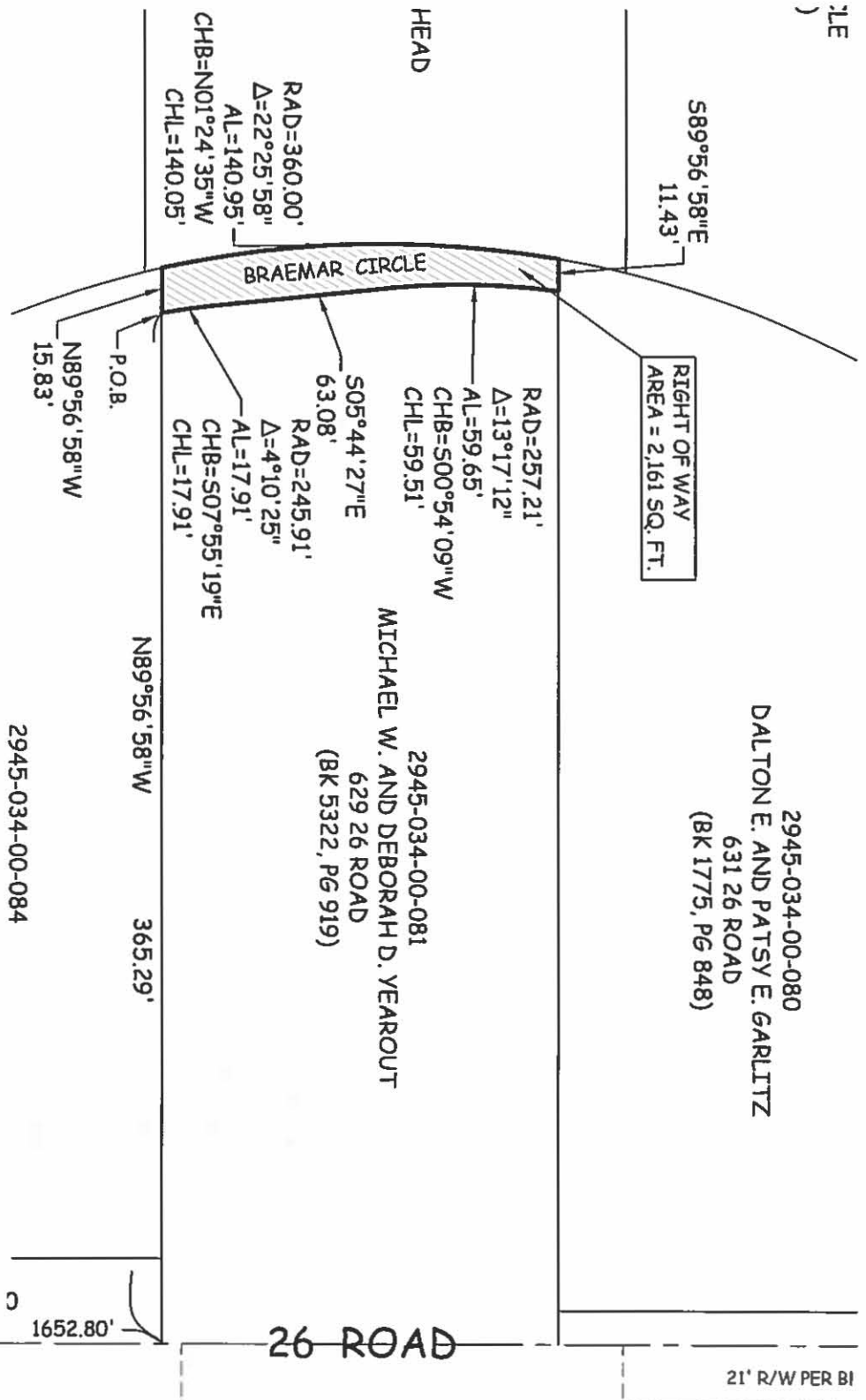
My commission expires Jan. 13, 2019.

Witness my hand and official seal.



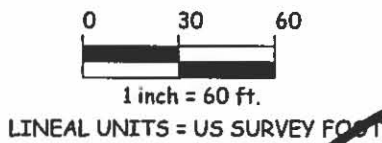
  
Notary Public

EXHIBIT "A"



ABBREVIATIONS

- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SSMH SANITARY SEWER MAN HOLE



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 3 OF 3



DRAWN BY: PTK  
DATE: 05-24-2016  
SCALE: 1" = 60'  
APPR. BY: PTK

MICHAEL W. & DEBORAH D. YEAROUT  
629 26 ROAD  
2945-034-00-081

