

WARRANTY DEED

This Warranty Deed made this 17th day of June, 2016 by and between **Braden Shafer and Pamela Shafer, as joint tenants, Grantor**, whose mailing address is ~~2597 F-1/2~~ F-1/2 Road, Grand Junction, CO, 81505, who are the owners of the following real property in Mesa County, Colorado:

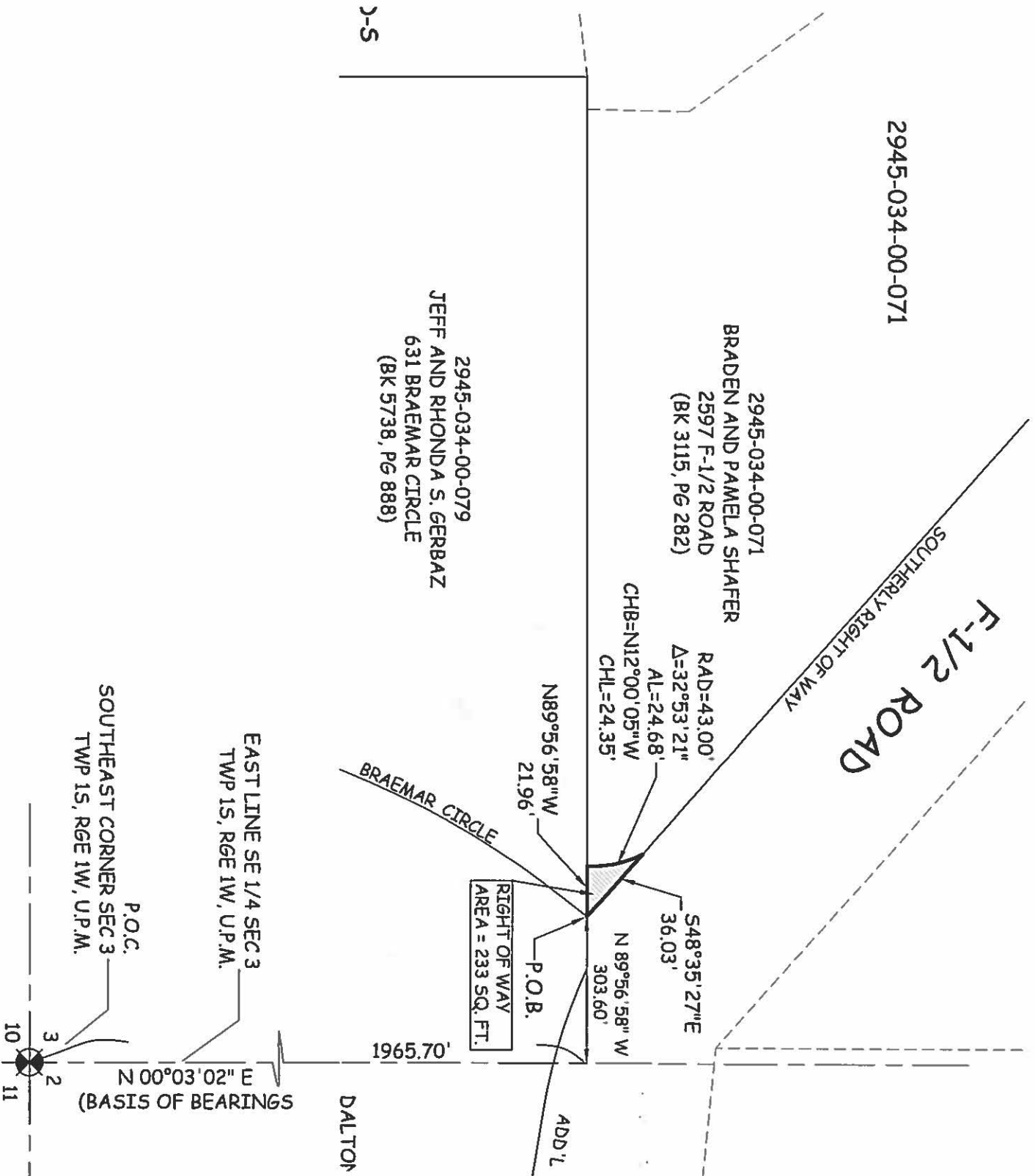
A parcel of land located at ~~2597 F-1/2~~ F-1/2 Road, Grand Junction, CO, as recorded in Book 3115, Page 282, Public Records of Mesa County, Colorado, for and in consideration of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby 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, along said East line, a distance of 1965.70 feet; thence N 89°56'58" W, a distance of 303.60 feet to a point being the Southeast corner of that certain parcel of land described in Book 3115, Page 282, Public Records of Mesa County, Colorado and the POINT OF BEGINNING; thence from said Point of Beginning, N 89°56'58" W, along the South line of said parcel, a distance of 21.96 feet to a point being the beginning of a non-tangent 43.00 foot radius curve, concave West, whose long chord bears N 12°00'05" W, with a long chord length of 24.35 feet to a point on the Southerly right of way for F-1/2 Road and the North line of said parcel; thence S 48°35'27" E, along said Southerly right of way, a distance of 36.03 feet, more or less, to the Point of Beginning.

Containing 233 square feet or 0.005 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

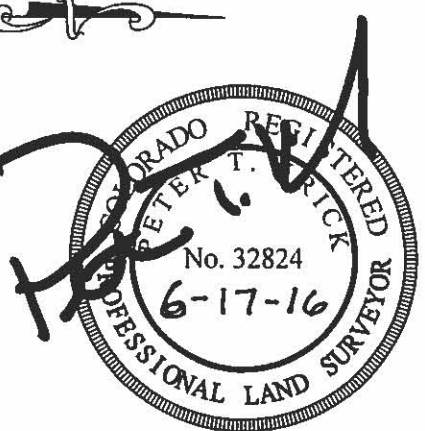
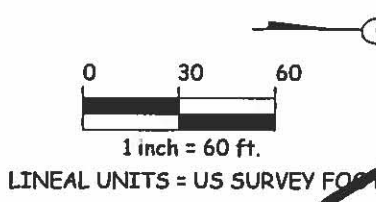
EXHIBIT "A"



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

BRADEN SHAFER AND PAMELA SHAFER
 2945-034-00-071
 2597 25-1/2 ROAD

