

### WARRANTY DEED

This Warranty Deed made this 26<sup>TH</sup> day of JULY, 2016 by and between **Toyota of Grand Junction, LLC**, a Colorado limited liability corporation (Grantor) whose mailing address is 2264 Highway 6 & 50, Grand Junction, Colorado, 81505, and **The City of Grand Junction**, a Colorado home rule municipality (Grantee) whose address is 250 North 5th Street, Grand Junction, Colorado 81501. Grantor, the owner of the following described real property in Mesa County, Colorado:

LOT 3 OF THE REPLAT OF LOT 18 OF SMITH & BAILEY'S RIVERSIDE SUBDIVISION

as evidenced by that certain warranty deed recorded at Reception # 2763579 in the records of the Mesa County Clerk and Recorder, 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 Grantee and its successors and assigns forever, the tract or parcel of land described in the attached Exhibit A and depicted in the attached Exhibit B, which exhibits are incorporated herein by this reference, containing 1,190 square feet, more or less, for Public Roadway Right-of-Way purposes;

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 26 day of July, 2016.

GRANTOR:  
Toyota of Grand Junction, LLC

G. Michael Ferris  
G. Michael Ferris  
Member

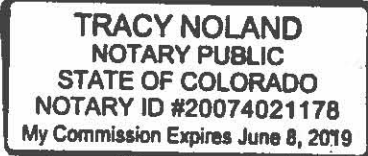
State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 26 day of July, 2016 by G. Michael Ferris as member of Toyota of Grand Junction, LLC.

My commission expires 6/8/2019.

Witness my hand and official seal.

Tracy Noland  
Notary Public



**EXHIBIT A**

**LOT 3  
RIGHT OF WAY DEDICATION**

All that real property, being a strip of land along a portion of the northerly property line of Lot 3 as shown on that Replat of Lot 18, Smith & Bailey's Riverside Subdivision, Reception No. 1481027, situate within Government Lot 2 & 3, Township 1 North, Range 1 West, Ute Meridian, Mesa County, State of Colorado;

**COMMENCING** from the East 1/16 Corner of Section 6, Township 1 South, Range 1 West, Ute Meridian, Grand Junction, Colorado;

**THENCE** S 88°15'29" W a distance of 945.03 feet to the northeasterly corner of said Lot 3, the **POINT OF BEGINNING**;

**THENCE** continuing S 33°30'59" W along the easterly property line a distance of 11.98 feet;

**THENCE** N 89°55'22" W leaving said property line a distance of 98.63 feet;

**THENCE** N 00°04'38" E a distance of 10.00 feet to a point on the southerly Right of Way of G Road;

**THENCE** S 89°55'22" E along said Right of Way a distance of 105.23 feet to the **POINT OF BEGINNING**;

**CONTAINING** 1,190 square feet, more or less.

**BASIS OF BEARING:**

The Basis of Bearing is the north line of Section 6 between the North 1/4 Corner of Section 6 and the East 1/16 Corner of Section 6. The bearing being N 89°55'22" W.

This description was prepared by James A. McKew for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, Colorado.

# EXHIBIT B

