

WARRANTY DEED

THIS DEED, dated March 15, 2005, between Gerald V. Myers a/k/a G.V. Myers and June E. Myers, whose address is 2795 D Road, Grand Junction, Colorado 81501, grantors, and The City of Grand Junction, a Colorado home rule municipality, whose legal address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado grantee(s):

NO DOCUMENTARY FEE  
REQUIRED

WITNESS, that the grantors, for and in consideration of the sum of ONE THOUSAND FIVE HUNDRED NINETY-FOUR DOLLARS AND NO/100 (\$1,594.00) DOLLARS, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:

See Exhibit "A" for Parcel F-20 Rev, dated March 8, 2005 attached hereto and incorporated herein by reference

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantors, for themselves and for their heirs and assigns, do covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, grantors are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except all oil, gas and other minerals not owned by grantors.

The grantors shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

Gerald V. Myers a/k/a G.V. Myers  
Gerald V. Myers a/k/a G.V. Myers

June E. Myers  
June E. Myers

STATE OF COLORADO  
County of Mesa

The foregoing instrument was acknowledged before me this 15 day of March, 2005 by Gerald V. Myers a/k/a G.V. Myers and June E. Myers.

Witness my hand and official seal.  
My commission expires: 10-17-2006



Claudia D. Rossman  
Notary Public

WHEN RECORDED RETURN TO:  
H.C. PECK & ASSOCIATES, INC.  
ATTN: PATTY VALDEZ  
P.O. BOX 480306  
DENVER, CO 80248-0306

Riverside Parkway Parcel F-20 Rev

**Carter Burgess**

EXHIBIT "A"

707 17th Street, Suite 2300  
Denver, Colorado 80202-3404  
Phone: 303.820.5240  
Fax: 303.820.2402  
www.c-b.com

Rev. March 8, 2005  
December 13, 2004  
071514.402.1.0025

PROPERTY DESCRIPTION  
Parcel F-20 Rev

A parcel of land being a portion of a tract of land described in Book 471 at Page 359, recorded on August 27, 1947 in Mesa County Clerk and Recorder's Office, lying in the Northeast Quarter of the Northeast Quarter of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 24 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19);

THENCE S82°36'38"W a distance of 232.78 feet to the POINT OF BEGINNING;

THENCE N89°59'05"W along a line being 30.00 feet southerly of and parallel with the northerly line of said Northeast Quarter of the Northeast Quarter of Section 24 a distance of 100.24 feet;

THENCE N00°13'24"W along the westerly line of said tract of land described in Book 471 at Page 359 a distance of 30.00 feet;

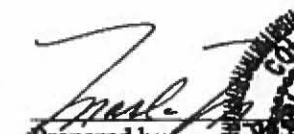
THENCE S89°59'05"E along the northerly line of said Northeast Quarter of the Northeast Quarter of Section 24 a distance of 100.26 feet;

THENCE S00°10'43"E along the easterly line of said tract of land described in Book 471 at Page 359 a distance of 30.00 feet to the POINT OF BEGINNING.

The above described parcel contains 3,007 square feet, (0.069 Acres), more or less.

Currently 1,830 square feet (0.042 Acres) more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2" Alumn. Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2" Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by   
Date: 3-08-05  
Maria Mellor McCarty, PLS 24981  
For and on behalf of Carter Burgess, Inc.

