

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 15 day March, 2005, between JAMES D. COOPER and GLADYS P. TUCKER, as tenants in common, whose legal address 2825 D Road, Grand Junction, Colorado 81501-4720, grantors, and THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado, grantee:

WITNESS, that the grantors, for and in consideration of the sum of FIVE THOUSAND THREE HUNDRED NINETY TWO and 50/100 DOLLARS (\$5,392.50), 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, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes identified as Parcel No. F-26Rev, dated March 8, 2005, as described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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, successors 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 lawful 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 soever.

The grantors shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, it's 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.

James D. Cooper
JAMES D. COOPER

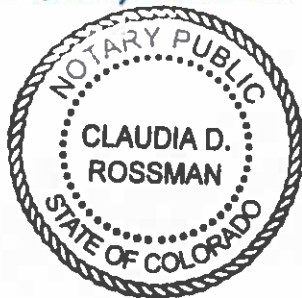
Gladys P. Tucker
GLADYS P. TUCKER

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 15 day of March, 2005, by James D. Cooper and Gladys P. Tucker.

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: LACHELLE HARRIS
P.O. BOX 480306
DENVER, CO 80248-0306

Rev. March 8, 2005
December 13, 2004
071514.402.1.0025

EXHIBIT "A"

PROPERTY DESCRIPTION
Parcel No. F-26 Rev

A parcel of land being a portion of a tract of land described in Book 1385 at Page 593, recorded on August 4, 1982 in the Mesa County Clerk and Recorder's office lying in the Northwest Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

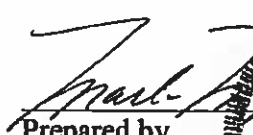
BEGINNING at the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19);
THENCE S87°02'21"E a distance of 657.38 feet to the POINT OF BEGINNING;

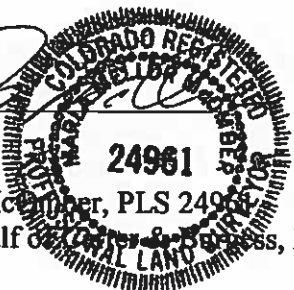
THENCE N00°20'42"E along the westerly line of said tract of land described in Book 1385 at Page 593 a distance of 30.00 feet;
THENCE S89°39'18"E along the northerly line of said Northwest Quarter of Section 19 a distance of 731.14 feet;
THENCE S00°08'48"E along the easterly line of said tract of land described in Book 1385 at Page 593 a distance of 30.00 feet;
THENCE N89°39'18"W along a line being 30.00 feet southerly of and parallel with the northerly line of said Northwest Quarter of Section 19 a distance of 731.40 feet to the POINT OF BEGINNING.

The above described parcel contains 21,938 square feet, (0.504 Acres), more or less.

Currently 7,438 square feet (0.171 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
Marla Mellor McQuinn, PLS 24961
For and on behalf of Carter & Burgess, Inc.



Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.