WARRANTY DEED

O'Reilly Auto Enterprises, LLC, a Delaware limited liability company, Grantor, whose legal address is 233 S. Patterson, Springfield, Missouri 65802, the owner of the real property in Mesa County, Colorado as described in and evidenced by that certain Deed recorded at Reception #2742534 of the records of the Clerk and Recorder 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 tract or parcel of land described in the attached Exhibit A, which is incorporated herein by this reference, and depicted on the attached Exhibit B, which is incorporated herein by this reference, containing 2,518 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.

3- day of February, 2017. Executed and delivered this __

GRANTOR: O'REILLY AUTO ENTERPRISES, LLC

By:

Scott Kraus, Senior Vice President of Ozark Services, Inc., sole member of O'Reilly Auto Enterprises, LLC

)ss.

State of Missouri

County of Greene

The foregoing instrument was acknowledged before me this day of <u>February</u>, 2017 by Scott Kraus as Senior Vice President of Ozark Services, Inc., sole member of O'Reilly Auto Enterprises, LLC.

612 My commission expires

Witness my hand and official seal.

Notary Public

ELIZABETH A. DUGGER Notary Public, State of Missouri Christian County Commission #14398753 My Commission Expires June 25, 2018

SHEET 1 OF 3

EXHIBIT A

The North 16.00 feet of the South 56.00 feet of the West 1/2 of the East 1/2 of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 7, Township 1 South, Range 1 East, Ute Meridian, EXCEPT the West 7.00 feet thereof, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 7, and running thence along the South line of the Southwest Quarter of said Section 7, North 89°51'11" West 164.43 feet to the East line of the West 1/2 of the East 1/2 of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 7; thence along said line, North 00°01'19" West 40.00 feet to the North line of the South 40.00 feet of the Southeast Quarter of said Section 7, and the TRUE POINT OF BEGINNING; thence along said North line, North 89°51'11" West 157.41 feet to the East line of the West 7.00 feet of the East 1/2 of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 7; thence along said line, North 00°00'15" East 16.00 feet to the North line of the South 56.00 feet of the Southeast Quarter of said Section 7; thence along said line, South 89°51'11" East 157.40 feet to the East line of the West 1/2 of the East 1/2 of the Southeast Quarter of the Southeast Quarter of said Section 7; thence along said line, South 89°51'11" East 157.40 feet to the East line of the West 1/2 of the East 1/2 of the Southeast Quarter of the Southeast Quarter of said Section 7; thence along said line, South 00°01'19" East 16.00 feet to the TRUE POINT OF BEGINNING.

Contains 2,518 square feet or 0.058 acre, more or less.

Description Prepared by:

James V. Wehde, PLS Colorado Registration No. 34589 10 West Land Surveying & Mapping, Inc. 410 S. Forest Glen Blvd. Post Falls, ID 83854

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