

WARRANTY DEED

NO DOCUMENTARY FEE  
REQUIRED

THIS DEED, dated this 18 day of October, 2005,  
between **Charles M. Stephens and Doris Stephens**, whose legal address is 410  
29 Road, Grand Junction, Colorado 81504 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:

WITNESS, that the grantors, for and in consideration of the sum of **TWO THOUSAND SIX HUNDRED AND  
00/100 DOLLARS (\$2,600.00)**, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained,  
sold and conveyed, and by these presents does 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 known as  
Riverside Parkway Parcel No. F-72 Rev., dated May 16, 2005, and 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 grantor 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.

Charles M. Stephens  
CHARLES M. STEPHENS  
Doris Stephens  
DORIS STEPHENS

STATE OF COLORADO            )  
  )ss.  
COUNTY OF MESA            )

The foregoing instrument was acknowledged before me this 18 day of October,  
2005, by Charles M. Stephens and Doris Stephens

Witness my hand and official seal.

My commission expires: 10/17/2006

Claudia D. Rossmann  
Notary Public



WHEN RECORDED RETURN TO:  
H.C. PECK & ASSOCIATES, INC.  
ATTN: CLAUDIA ROSSMAN  
2529 HIGH COUNTRY CT.  
GRAND JUNCTION, CO 81501

RIVERSIDE PARKWAY  
PARCEL G-72 REV

Rev. June 14, 2005  
February 24, 2005  
071514.402.1.0025

PROPERTY DESCRIPTION  
Parcel F-72 Rev2

A parcel of land being a portion of a tract of land described in Book 2074 at Page 619, recorded May 25, 1994 in the Mesa County Clerk and Recorder's Office lying in the Southwest Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

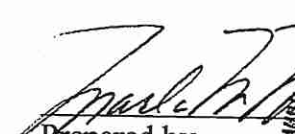
COMMENCING at the Southwest Corner of said Section 17 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;  
THENCE N05°08'10"E a distance of 497.61 feet to the southerly line of said tract of land described in Book 2074 at Page 619, being the POINT OF BEGINNING;

THENCE S89°58'42"W along said southerly line a distance of 46.50 feet;  
THENCE N00°13'33"W along the westerly line of said Southwest Quarter of Section 17 a distance of 165.02 feet;  
THENCE N89°49'54"E along the northerly line of said tract of land described in Book 2074 at Page 619 a distance of 46.50 feet;  
THENCE S00°13'33"E a distance of 165.14 feet to the POINT OF BEGINNING.

Above described parcel contains 7676 square feet (0.176 Acres), more or less.

Currently 1798 square feet (0.041 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: 6/21/05  
Marla Mellor McOrtiz, PLS 24961  
For and on behalf of Carter & Burgess, Inc.

