

2 PAGE DOCUMENT

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Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
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WARRANTY DEED

THIS DEED, dated July 29, 2005, between John T. Moir IV, whose legal address is 278 North Mesa Street, Fruita, Colorado 81521, grantor, 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:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of TEN THOUSAND NINE HUNDRED TWENTY-SEVEN AND 00/100 DOLLARS (\$10,927.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, its successors and assigns forever, a tract or parcel of land for Public Roadway and Utilities Right-of-Way Purposes, situate, lying and being in the County of Mesa, State of Colorado, described as follows:


See Exhibit "A" for Parcel F-53, dated February 28, 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 grantor, 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 grantor for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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 soever, except all oil, gas and other minerals not owned by grantor.

The grantor 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 grantor has executed this deed on the date set forth above.



John T. Moir IV

State of Colorado)
County of Mesa) ss.

The foregoing instrument was acknowledged before me this 29 day of July, 2005, by John T. Moir IV.

Witness my hand and official seal.
My commission expires:





Notary Public

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

RIVERSIDE PARKWAY
PARCEL F-53

Carter-Burgess

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

February 23, 2005
071514.402.1.0025

EXHIBIT "A"

PROPERTY DESCRIPTION
Parcel F-53

A parcel of land being a portion of a tract of land described in Book 2323 at Page 968, recorded May 8, 1997 in the Mesa County Clerk and Recorder's Office lying in the Northeast 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:

COMMENCING at the Northeast Corner of said Section 19 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 19 (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;

THENCE S83°57'05"W a distance of 332.33 to the POINT OF BEGINNING;

THENCE N00°06'15"E along the westerly line of said tract of land described in Book 2323 at Page 968 distance of 6.86 feet;

THENCE S89°40'49"E along the southerly right-of-way line of Road D a distance of 300.42;

THENCE S00°06'21"W along the westerly right-of-way line of 29 Road a distance of 300.17 feet;

THENCE N90°00'00"W along the southerly line of said tract of land described in Book 2323 at Page 968 a distance of 13.50 feet;

THENCE N00°06'19"E a distance of 260.00 feet;

THENCE N44°27'26"W a distance of 36.75 feet;

THENCE N89°01'18"W a distance of 209.77 feet;

THENCE N84°15'29"W a distance of 51.63 feet to the POINT OF BEGINNING.

Containing 7947 square feet, (0.182 Acres), more or less.

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 *Marla Mellor McOmber*
Date: 2/28/05
Marla Mellor McOmber, PLS 24961
For and on behalf of Carter & Burgess

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. Nixon & Baird Architects/Engineers, P.C.