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05/24/2005 01:29 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 13 day May, 2005, between **CoorsTek, Inc., a Delaware corporation****, whose legal address is Corporation Trust Center, 1209 Orange Street, Wilmington, Delaware 19801, 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:

WITNESS, that the grantor, for and in consideration of the sum of **ONE THOUSAND EIGHT HUNDRED SEVEN and 00/100 DOLLARS (\$1,807.00)**, 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, 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. A-2, dated September 2, 2004, as described in Exhibit "A" attached hereto and incorporated herein by reference.

****Formerly known as CoorsTek, Inc., a Colorado corporation, formerly known as Coors Porcelain Company, a Colorado Corporation.**

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 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 itself and for its successors and assigns, does 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, 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 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, 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.

Attest: **CoorsTek, Inc., a Delaware corporation****

By: *David L. Morrell*

By: *Dane A. Bartlett*

STATE OF Colorado)
)ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 13th day of May, 2005, by *Dane A. Bartlett* as *Secretary & General Counsel* and attested to by *David L. Morrell* as *Director Accounting* of CoorsTek, Inc., a Delaware corporation**.

My commission expires: May 6, 2007
Witness my hand and official seal.



Janis Hunter
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 A-2


PROPERTY DESCRIPTION
Parcel A-2

A parcel of land being a portion of a parcel of land described in Book 1026 at Page 475, recorded at the Mesa County Clerk & Recorder's Office on November 7, 1974, lying in Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Center Quarter corner of said Section 9 (a found BLM Aluminum Cap "DOI T1S R1W C1/4 S9" in monument box), whence the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 9 (a found #6 rebar with 3-1/2" Aluminum Cap "THOMPSON E1/16 C-C S9 1994 PLS 18480") bears N89°56'18"E (Basis of Bearing-assumed) a distance of 1322.97 feet; THENCE N39°07'13"W a distance of 951.42 feet to the northeasterly line of said parcel described in Book 1026 at Page 475, being the POINT OF BEGINNING:

THENCE S65°28'02"W a distance of 62.51 feet;
THENCE N00°04'01"W along the westerly line of said parcel described in Book 1026 at Page 475 a distance of 63.53 feet;
THENCE S56°34'33"E along the northeasterly line of said parcel described in Book 1026 at Page 475 a distance of 68.22 feet to the POINT OF BEGINNING.

Containing 1807 square feet, (0.041 Acres), more or less.


Prepared by _____
Date: _____
Marla Meller McOmber, PLS 24961
For and on behalf of Carter & Burgess, Inc.

