

WARRANTY DEED

NO DOCUMENTARY FEE  
REQUIRED

THIS DEED, dated October 6, 2005, between Carl A. Cox and Noreen E. Cox whose legal address is 2803 Perry Drive, Grand Junction, Colorado 81501, grantor, 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 grantor, for and in consideration of the sum of SEVEN THOUSAND SIXTY AND 00/100 (\$7,060.00), 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, three (2) tracts or parcels 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" And Exhibit "B" attached hereto and made a part hereof.

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 and for his heirs, successors and assigns, 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.

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.

By: Carl A. Cox  
Carl A. Cox

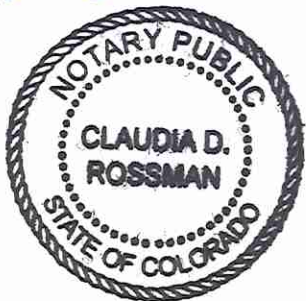
Noreen E. Cox  
Noreen E. Cox

STATE OF Colorado )  
)ss.  
COUNTY OF Mesa )

The foregoing instrument was acknowledged before me this 6 day of October, 2005, by Carl A. Cox and Noreen E. Cox

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: CLAUDIA ROSSMAN  
2529 HIGH COUNTRY CT.  
GRAND JUNCTION, CO 81501

RIVERSIDE PARKWAY  
PARCEL F-69

February 24, 2005  
071514.402.1.0025

PROPERTY DESCRIPTION  
Parcel F-69

A parcel of land being a portion of a tract of land described in Book 3106 at Page 103, recorded July 1, 2002 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:


COMMENCING at the Northwest Corner of said Section 19 (a 2 1/2" MCSM brass cap stamped S13/S18/S24/S19) whence the North Quarter Corner of said Section 19 (a 2 1/2" MCSM brass cap #990) bears S89°39'18"E a distance of 2654.48 feet;  
THENCE S21°37'46"E a distance of 128.81 feet to the northerly line of said tract of land described in Book 3106 at Page 103, being the POINT OF BEGINNING;

THENCE S00°13'46"E a distance of 99.08 feet;  
THENCE S03°33'43"W a distance of 156.14 feet;  
THENCE the following three (3) courses along the southerly, westerly, and northerly lines of said tract of land described in Book 3106 at Page 103;

- 1) N89°25'42"W a distance of 6.68 feet;
- 2) THENCE N00°13'46"W a distance of 255.02 feet;
- 3) THENCE S89°25'42"E a distance of 17.00 feet to the POINT OF BEGINNING.

Containing 3530 square feet, (0.081 Acres), more or less, for a Multipurpose Easement to the City of Grand Junction for the use of City approved utilities as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structures, irrigation, road construction and maintenance.

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 McComber*  
 Date: 3-01-05 24961  
 Marla Mellor McComber, 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.