

WARRANTY DEED

1043 North Avenue, LLC, a Colorado limited liability company, Grantor, whose legal address is P.O. Box 1473 Grand Junction, Colorado 81501, who is the owner of LOTS 11 AND 12 IN BLOCK 2 OF CITY OF GRAND JUNCTION located in Mesa County, Colorado as evidenced by that certain Quitclaim Deed recorded at Reception #2782502 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 505 square feet, more or less, for public 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.

Executed and delivered this 14th day of July, 2017.

GRANTOR: 1043 NORTH AVENUE, LLC

By: _____

Silvano Coleman, Manager
Colman

State of Colorado)
)ss.
County of Mesa)

SUNNI B GAGLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984030898
MY COMMISSION EXPIRES JANUARY 12, 2019

The foregoing instrument was acknowledged before me this 14th day of July, 2017 by Silvano ~~Coleman~~ *Colman* as Manager of 1043 North Avenue, LLC, a Colorado limited liability company.

My commission expires 01-12-2019.
Witness my hand and official seal.

Sunni B. Gagler
Notary Public

Lienholder Ratification:

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to this Warranty Deed of the land described herein and granted hereby by the owners thereof and agrees that its security interest which is evidenced by that certain Deed of Trust dated November 21, 2016 and recorded November 29, 2016 at Reception No. 2782504 with the Mesa County Clerk and Recorder, shall be and is hereby subordinated to the grant of fee simple interest to the City of Grand Junction for public right-of-way in this Warranty Deed.

By: *Troy Griffiths*

As: *Member* of TAD Enterprises, LLC, a Colorado limited liability company, whose address is 349 Buffalo Court, Grand Junction, Colorado 81507

State of Colorado)
)ss.
County of Mesa)

SUNNI B GAGLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984030898
MY COMMISSION EXPIRES JANUARY 12, 2019

The foregoing instrument was acknowledged before me this 14th day of July, 2017 by Troy Griffiths as member of TAD Enterprises, LLC, a Colorado limited liability company.

My commission expires 01-12-2019.
Witness my hand and official seal.

Sunni B. Gagler
Notary Public

EXHIBIT A

(Right-of-Way)

A 10.00' Right-of-Way, being a portion of Lots 11 and 12, Block 2 of the Plat of Resurvey of Second Division of City of Grand Junction (Reception No. 54332), in the NE1/4 NE1/4 of Section 14, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows;

The north 10.00 feet of Lot 11, Block 2 and the north 10 feet of Lot 12, Block 2 of the Plat of Resurvey of Second Division of City of Grand Junction (Reception No. 54332).

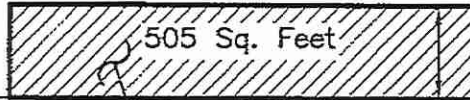
Containing approximately 505 square feet.

This description was prepared by Jodie Grein LS-38075 for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, CO.



EXHIBIT B

NORTH AVENUE
40' RIGHT-OF-WAY



10.00'

RIGHT-OF-WAY

LOT 10
BLOCK 2

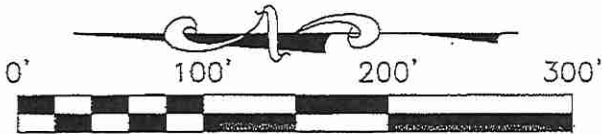
LOT 11
BLOCK 2

LOT 12
BLOCK 2

LOT 13
BLOCK 2

PLAT OF RE-SURVEY OF SECOND DIVISION
OF CITY OF GRAND JUNCTION
RECEPTION NUMBER 54332

ALLEY



HORIZONTAL SCALE: 1" = 20'