

WARRANTY DEED

Hill Business Complex, LLC, a Colorado limited liability company, Grantor, whose legal address is 2905 Hill Avenue, Grand Junction, Colorado 81504, is the fee simple owner of that certain real property located in Mesa County, Colorado as evidenced by that certain Warranty Deed recorded at Reception #2793503 of the records of the Clerk and Recorder of Mesa County, Colorado (the Property), 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 depicted in the attached Exhibit A and described in the attached Exhibit B, which exhibits are incorporated herein by this reference, containing 1247 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 20 day of June, 2017.

GRANTOR: Hill Business Complex, LLC, a Colorado limited liability company

Sean Brumelle Manager
By: Sean Brumelle, Manager

BONNIE J WAEGLI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20004000558
MY COMMISSION EXPIRES 03-31-2020

By:

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of June 2017 by Sean Brumelle as Manager of Hill Business Complex, LLC, a Colorado corporation.

My commission expires 3-31-20.
Witness my hand and official seal.

Bonnie J Waegli
Notary Public

Lienholder Ratification:

The undersigned hereby certifies that it is a holder of a security interest upon the Property and does hereby join in and consent to this Warranty Deed of the land described herein (in attached Exhibit A) and granted by the owners thereof and agrees that its security interest which is evidenced by that certain Deed of Trust recorded at Reception No. 2793504 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.

Ben Van Hoose
By:

As: Senior Vice President of Alpine Bank, a Colorado banking corporation, whose address is 400 8th Street South, Rifle, Colorado 81650.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of June 2017 by Ben Van Hoose as Senior Vice President of Alpine Bank.

My commission expires 10-25-2020.
Witness my hand and official seal.

Michelle Ehrnriter
Notary Public

MICHELLE EHRRITER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20164040776
My Commission Expires October 25, 2020

EXHIBIT "A"

ROADWAY RIGHT OF WAY

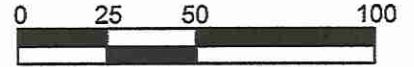
LOCATED IN THE NW1/4 OF SECTION 17
TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE UTE PRINCIPAL MERIDIAN,
COUNTY OF MESA, STATE COLORADO

NW CORNER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN FOUND 2 1/2" BRASS CAP ROAD INTERSECTION NORTH AVENUE AND 29 ROAD

POINT OF COMMENCEMENT

S00° 12' 26"E 1319.33'
BASIS OF BEARINGS

SW CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN FOUND 3 1/4" ALUMINUM CAP IN MONUMENT BOX "HIGH DESERT SURVEYING PLS 36569"



Scale In Feet 1"=50'
Lineal Units are U.S. Survey Foot

LENGTH=78.55'
RADIUS=481.00'
DELTA=09°21'22"
CHORD=N84°49'00"E
CHORD LENGTH=78.46'

HILL AVENUE

38' PUBLIC ROADWAY AND UTILITIES
RIGHT-OF-WAY PURPOSES DESCRIBED IN SPECIAL
WARRANTY DEED RECEPTION NO: 2485225

POINT OF BEGINNING

N31° 48' 36"E 9.43'

N89° 29' 41"E 97.56'

S00° 11' 49"E 5.28'

EASEMENT AREA
1247 SQ.FT.

S89° 29' 41"W 95.52'

S89° 48' 49"W 1.99'

LENGTH=83.67'
RADIUS=474.00'
DELTA=10°06'50"
CHORD=S84°26'16"W
CHORD LENGTH=83.56'

14' MULTIPURPOSE
EASEMENT
RECEPTION NO:2485226

S00° 01' 10"E 1.73'

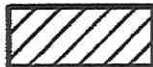
LOT 4, FREEWAY COMMERCIAL
SUBDIVISION AMENDED
PARCEL NO: 2943-172-06-012

HILL BUSINESS COMPLEX, LLC,
2905 HILL AVENUE, GRAND JUNCTION, CO 81504
PARCEL NO: 2943-172-00-271

7/4 PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
PURPOSES DESCRIBED IN SPECIAL WARRANTY
DEED RECEPTION NO: 2485225
TELLER AVENUE

14' MULTIPURPOSE EASEMENT
RECEPTION NO:2485226

I-70B FRONTAGE



ADDITIONAL RIGHT OF WAY
HILL AVENUE

• 5/8" REBAR WITH 2"
ALUMINUM CAP PLS 38089



SHEET 2 OF 3

Christopher C. Ransier
CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

EXHIBIT B

Public Roadway Right of Way

A certain parcel of land lying in the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, lying entirely within a parcel of land as described by deed recorded at Reception #2793503 at the office of the Mesa County Clerk and Recorders Office and being more particularly described as follows:

Commencing at the Northwest corner of said Section 17 a Mesa County Survey Monument found at the road intersection of North Avenue and 29 Road, whence the SW corner of the NW1/4 of the NW1/4 of said Section 17 bears S00°12'26"E a distance of 1319.33 feet with all other bearings contained herein being relative thereto; thence S32°33'10"E a distance of 1235.17 feet to a 2" aluminum cap stamped PLS 38089 and the Point Of Beginning; thence S00°11'49"E a distance of 5.28 feet to point common with the north property line of Lot 4, Freeway Commercial Subdivision Amended as recorded at Reception #2793503 at the office of the Mesa County Clerk and Recorders Office, thence S89°48'49"W a distance of 1.99 feet to a 2" Aluminum Cap stamped PLS 38089 and a point common with the Northwest corner of said Lot 4, thence S00°01'10"E a distance of 1.73 feet, thence S89°29'41"W a distance of 95.52 feet, thence along the arc of a curve to the left, having a central angle of 10°06'50", a radius of 474.00 feet, a chord bearing of S84°26'16"W, a chord distance of 83.56 feet and an arc distance of 83.67 feet to a 2" Aluminum Cap stamped PLS 38089 and a point common with Right of Way as described in Special Warranty Deed recorded at Reception #2485225 at the office of the Mesa County Clerk and Recorders Office, thence continuing along said Right of Way N31°48'36"E a distance of 9.43 feet, thence along the arc of a curve to the right, having a central angle of 09°21'22", a radius of 481.00 feet, a chord bearing of N84°49'00"E, a chord distance of 78.46 feet and an arc distance of 78.55 feet, thence N89°29'41"E a distance of 97.56 feet to the Point of Beginning.

Said description contains an area of 1247 SQ FT more or less, as described herein and depicted on Exhibit "A".

This legal description prepared by:
Christopher C. Ransier CO PLS 38089
717 Centauri Drive
Grand Junction, CO 81506