

2297516 BK 4079 PG 510-512  
01/23/2006 10:48 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated this 20 day January, 2006, between William Robert Jarvis Family Testamentary Trust, as to an undivided 1/3 interest, William R. Jarvis, Jr., Trust, Established June 29, 1995, as to an undivided 1/3 interest, Betty Lou Jarvis, as to an undivided 1/3 interest, grantors, whose legal address is 2491 South Broadway, Grand Junction, Colorado 81503, 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, grantee:

NO DOCUMENTARY FEE  
REQUIRED

WITNESS, that the grantors, for and in consideration of the sum of Fifteen Thousand One Hundred Fifty Two and 00/100 Dollars (\$15,152.00), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do 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:

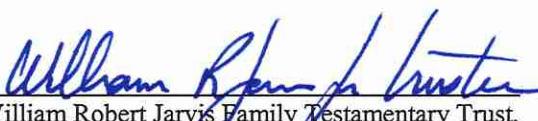
**A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Riverside Parkway Parcel No. E-88Rev dated March 1, 2005 as described in Exhibit "A" attached hereto and incorporated herein by reference.**


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 grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

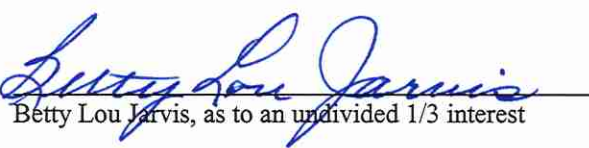
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantors, for themselves and for their heirs, successors and assigns, do covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, grantors are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have 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 whatsoever.

The grantors 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.

  
William Robert Jarvis Family Testamentary Trust,  
as to an undivided 1/3 interest,  
By William R. Jarvis, Jr., Trustee

  
William R. Jarvis, Jr., Trust, Established June 29,  
1995, as to an undivided 1/3 interest,  
By William R. Jarvis, Jr., Trustee

  
Betty Lou Jarvis, as to an undivided 1/3 interest

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

RIVERSIDE PARKWAY  
PARCEL NO. E-88REV.

STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 20 day of January, 2006, by William R. Jarvis, Jr., Trustee of the William Robert Jarvis Family Testamentary Trust.

My commission expires: 5/11/2006  
Witness my hand and official seal.

Tim Woodmansee

Notary Public



STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 20 day of January, 2006, by William R. Jarvis, Jr., Trustee of the William R. Jarvis, Jr., Trust, Established June 29, 1995.

My commission expires: 5/11/2006  
Witness my hand and official seal.

Tim Woodmansee

Notary Public



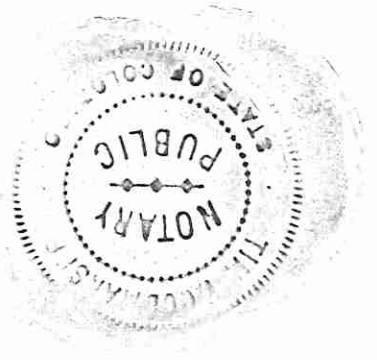
STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 20 day of January, 2006, by Betty Lou Jarvis.

My commission expires: 5/11/2006  
Witness my hand and official seal.

Tim Woodmansee

Notary Public



February 28, 2005  
071514.402.1.0025

EXHIBIT "A"

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

PROPERTY DESCRIPTION  
Parcel No. E-88Rev

A parcel of land being a portion of a tract of land described in Book 3527 at Page 537, recorded on November 12, 2003 in the Mesa County Clerk and Recorder's Office, lying in the Northwest Quarter of Section 23, 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 23 (a 3"Brass Cap stamped "MESA COUNTY SURVEY MARKER-C 1/4 S23-NO1280) whence the Center North 1/16<sup>th</sup> Corner of said Section 23 (a brass cap stamped PLS16413-1/16 S23-1991) bears N00°11'11"E a distance of 1315.15 feet;  
THENCE N60°34'10"W a distance of 1159.71 feet to easterly line of said tract of land described in Book 3527 at Page 537, being the POINT OF BEGINNING;

THENCE N68°42'03"W a distance of 109.93 feet;  
THENCE the following three (3) courses along the northerly, northeasterly, and easterly lines of said tract of land described in Book 3527 at Page 537:

- 1) S89°57'29"E a distance of 82.47 feet;
- 2) THENCE S38°36'32"E a distance of 32.00 feet;
- 3) THENCE S00°02'31"W a distance of 14.86 feet to the POINT OF BEGINNING.

Containing 1791 square feet (0.073Acres) 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:   
 Date: 3-01-05  
 Marla Mellor McOmber, PLS 24961  
 For and on behalf of Carter & Burgess, Inc