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07/22/2005 11:47 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChs \$1.00
DocFee EXEMPT

SPECIAL WARRANTY DEED

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 27th day June, 2005 between MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51, a Colorado Public School District, whose legal address is 2115 Grand Avenue, Grand Junction, Colorado 81501, 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 TWENTY ONE THOUSAND THREE HUNDRED SEVENTY FOUR and 00/100 DOLLARS (\$21,374.00), 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. D-1 Rev., dated February 7, 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 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 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 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 grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof by, through or under grantor.

IN WITNESS WHEREOF, the grantor have executed this deed on the date set forth above.

Attest: Mesa County Valley School District No. 51,
a Colorado Public School District, Grantor:

By: Jamie Sidanycz
Jamie Sidanycz, Secretary

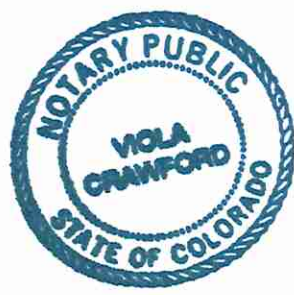
By: Ron Rowley
Ron Rowley, President

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 27th day of June, 2005, by Ron Rowley as President and attested to by Jamie Sidanycz as Secretary of the Board of Education of Mesa County Valley School District No. 51, a Colorado Public School District.

Witness my hand and official seal
My commission expires: 6/23/2007

Viola Crawford
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 NO. D-1 REV.

PROPERTY DESCRIPTION
Parcel D-1 Rev.


A portion of a parcel of land described in Book 373, Page 397 to 400, recorded in the Mesa County Clerk and Recorder's Office, said parcel lying in the Southeast Quarter of Section 15, Township 1 South, Range 1 West of the Ute Principal Meridian, being more particularly described as follows:

COMMENCING at the Center Quarter Corner of said Section 15, (a 2 1/2" aluminum cap stamped "MESA COUNTY SURVEY MARKER C1/4-S15-LS 32824-2003"), whence the Center East Sixteenth Corner of said Section 15, (a brass cap stamped "E 1/16-S15-543-2280") bears N.89°39'43"E. a distance of 1323.38 feet.
THENCE S49°54'53"E a distance of 1038.09 feet to the POINT OF BEGINNING;

THENCE N63°23'00"E a distance of 116.57 feet;
THENCE S31°31'14"E a distance of 217.89 feet;
THENCE N90°00'00"W a distance of 28.32 feet;
THENCE N41°21'01"W a distance of 75.34 feet;
THENCE N02°00'23"W, non-tangent with the following described curve, a distance of 22.36 feet;
THENCE along the arc of a curve to the left, having a central angle of 14°16'30", a radius of 278.00 feet, a chord bearing of N60°14'53"W a distance of 69.08 feet, and an arc distance of 69.26 feet;
THENCE S82°53'17"W, non-tangent with the last described curve, a distance of 29.64 feet;
THENCE N75°56'37"W a distance of 22.69 feet;
THENCE N56°25'44"W a distance of 33.44 feet to the POINT OF BEGINNING.

Containing 10,687 square feet, (0.245 Acres), 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: 2/2/2005
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.