

WARRANTY DEED

Mark L. Gamble and Robert Ras, Grantors, for and in consideration of the sum of SIXTY SIX THOUSAND SEVEN HUNDRED SEVENTY TWO AND NO/100'S (\$66,772.00) the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to **The City of Grand Junction, a Colorado home rule municipality**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

A parcel of land being a portion of a parcel of land described in Book 3317 , Page 988 recorded at the Mesa County Clerk & Recorder's Office on April 2, 2003, lying in the Northwest Quarter of Section 15, 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 15 (a found 3" aluminum cap set in concrete stamped "LS 32824 2003");

WHENCE the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 15 (a found 2 1/2" brass cap stamped, "E 1/16 S15 543 2280") bears N89°39'43"E a distance of 1323.38 feet;

THENCE N30°31'50"W a distance of 2114.51 feet to the southerly line of said parcel, being the POINT OF BEGINNING;

THENCE N43°27'53" W a distance of 145.69 feet;

THENCE N40°45'31" W a distance of 19.64 feet;


THENCE the following four (4) courses along the northerly, easterly and southerly lines of said parcel:

1. N84°29'56" E a distance of 50.98 feet;
2. THENCE S40°57'22" E a distance of 160.32 feet;
3. THENCE S83°41'37" W a distance of 21.86 feet;
4. THENCE S84°29'31" W a distance of 21.15 feet to the POINT OF BEGINNING.

Containing 6230 square feet, (0.143 Acres), more or less.

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 Grantors hereby covenanting that they 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 10 day of MARCH, 2005.


Mark L. Gamble

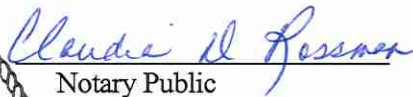

Robert Ras

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10 day of March, 2005 by Mark L. Gamble and Robert Ras.

My commission expires 10/17/2006.
Witness my hand and official seal.




Notary Public

WHEN RECORDED RETURN TO:
H.C. Peck & Associates, Inc.
Attn: Patty Silva
P.O. Box 480306
Denver, CO 80248-0306

Riverside Parkway Parcel C-3