

QUIT CLAIM DEED

CWOA, Inc., a Colorado corporation, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto **The City of Grand Junction, a Colorado home rule municipality**, Grantee, whose address is 250 North 5<sup>th</sup> Street, Grand Junction, Colorado 81501, all of the right, title and interest of Grantor in and to the following described real property in the County of Mesa, State Colorado, 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 said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 10 day of March, 2005.

CWOA, Inc., a Colorado corporation

By: [Signature]  
Mark L. Gamble  
Title: President

State of Colorado )  
                          )ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 10 day of March, 2005, by Mark L. Gamble, as President of CWOA, Inc., a Colorado corporation.

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

[Signature]  
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

**WARRANTY BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS: That **CWOA, Inc**, a Colorado corporation, hereinafter "Seller", for and in consideration of the sum of ONE HUNDRED FOURTEEN THOUSAND SEVEN HUNDRED SEVENTY AND NO/100'S (\$114,770.00) lawful money of the United States of America, in hand paid by **the City of Grand Junction**, a Colorado home rule municipality, hereinafter "Purchaser", whether one or more, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and deliver unto Purchaser, the following described personal property now located at 2547 River Road in the City of Grand Junction, County of Mesa and State of Colorado, to-wit:

One (1), double faced advertising sign together with all apparatus and devices appurtenant thereto, including but not limited to, foundations, anchors, bases, poles, panels and lighting fixtures

TO HAVE AND TO HOLD the same to the Purchaser, and its successors and assigns forever. And Seller covenants and agrees to and with the Purchaser, its successors and assigns, that Seller, is owner of the said property, goods and chattels and has good right and full authority to sell the same, and that Seller will warrant and defend the sale hereby made unto the Purchaser, its successors and assigns, against all and every person or persons, whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the Seller has hereunto set its hand and seal this 10 day of March 2005.

CWOA, Inc., a Colorado corporation

By: [Signature]

Title: President

Acknowledgment for Corporation

State of Colorado )  
)ss.  
County of Mesa )

The foregoing instrument was acknowledged before me this 10 day of March, 2005, by Mark L. Gamble, President of CWOA, Inc., a Colorado corporation.

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



[Signature]  
Notary Public

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

Riverside Parkway Parcel C-3.5