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04/27/2005 03:17 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee NO FEE

SPECIAL WARRANTY DEED

NO DOCUMENTARY FEE  
REQUIRED

THIS DEED, dated this 27 day of April, 2005, between **Red Cliff Properties LLC**, a Colorado limited liability company, whose legal address is 2210 I Road, Grand Junction, CO 81505, grantor, 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 of the County of Mesa and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of ONE HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS (\$112,000.00) 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 Parcel C-1 described in Exhibit "A", dated September 10, 2004, attached hereto and incorporated herein by reference; and also,

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Parcel C-2 described in Exhibit "B", dated September 10, 2004, 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 ensembling 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, its 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 has executed this deed on the date set forth above.

Red Cliff Properties, LLC,  
a Colorado limited liability company

By: Edward L. Clements, Jr.  
Edward L. Clements, Jr., Member

By: Shirley R. Clements  
Shirley R. Clements, Member

State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 27 day of April, 2005, by Edward L. Clements, Jr. and Shirley R. Clements, Members of **Red Cliff Properties, LLC**, a Colorado limited liability company.

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

Claudia D. Rossman  
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 NO. C1 & C-2

PROPERTY DESCRIPTION

Parcel No. C-1

A parcel of land being a portion of Lot Two of WICKES SUBDIVISION, 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 Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian (a found Mesa County surveyor's brass cap in concrete);

WHENCE a 45' witness corner to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10 (a found aluminum cap 2003, LS 17465) bears N89°56'54"E a distance of 1274.54 feet;

THENCE S31°00'00"E a distance of 1510.91 feet to the northerly line of said Lot Two, being the POINT OF BEGINNING;

THENCE the following three (3) courses along the northerly, easterly and southerly lines of said Lot Two:


1. S89°47'52"E a distance of 95.01 feet;
2. THENCE S40°57'22"E a distance of 453.12 feet;
3. THENCE S86°35'30"W a distance of 51.63 feet;


THENCE N47°05'44"W a distance of 134.40 feet;

THENCE N40°45'20"W a distance of 196.57 feet tangent with the following described curve; THENCE along the arc of a curve to the left, having a central angle of 5°54'59", a radius of 930.50 feet, a chord bearing N43°42'49"W a distance of 96.04 feet, and an arc distance of 96.08 feet;

THENCE N52°54'28"W non-tangent with the last described curve a distance of 59.34 feet to the POINT OF BEGINNING.

Containing 24,821 square feet, (0.570 Acres), more or less.

  
 Prepared by  
 Date: 9/21/04 24961  
 Marla Mellor McOmber, PLS. 24961  
 For and on behalf of Carter & Burgess, Inc.



PROPERTY DESCRIPTION

Parcel No. C-2

A parcel of land being a portion of Lot One of WICKES SUBDIVISION, 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 Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian (a found Mesa County surveyor's brass cap in concrete);

WHENCE a 45' witness corner to the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 10 (a found aluminum cap 2003, LS 17465) bears N89°56'54"E a distance of 1274.54 feet;

THENCE S34°17'12"E a distance of 1985.78 feet to the northerly line of said Lot One, being the POINT OF BEGINNING;

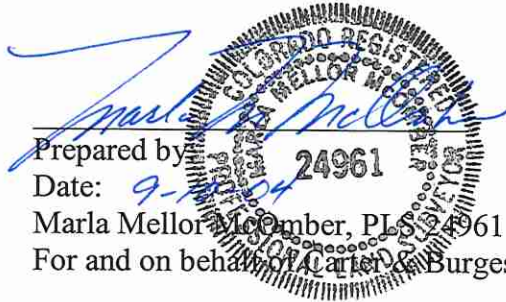
THENCE the following three (3) courses along the northerly, easterly and southerly lines of said Lot One:

1. N86°35'30"E a distance of 51.63 feet;
2. THENCE S40°57'22"E a distance of 497.86 feet;
3. THENCE S84°29'56"W a distance of 50.98 feet;

THENCE N40°45'20"W a distance of 489.34 feet;

THENCE N47°05'44"W a distance of 10.48 feet to the POINT OF BEGINNING.

Containing 20,292 square feet, (0.466 Acres), more or less.



Prepared by  
Date: 9-10-04  
Marla Mellor McOmber, P.L.S. No. 24961  
For and on behalf of Carter & Burgess, Inc.