

2279131 BK 4008 PG 744-746a  
10/05/2005 11:21 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$15.00 SurChg \$1.00  
DocFee EXEMPT

**SPECIAL WARRANTY DEED**

**WILBUR C. VAN WINKLE and NONA F. VAN WINKLE**, Grantors, whose address is 2911 D Road, Grand Junction, Colorado 81504, for the consideration of Twenty Three Thousand Three Hundred Thirty Four and 50/100 Dollars (\$23,334.50), in hand paid, hereby sell and convey to **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, the following real property ("Property") in the County of Mesa and State of Colorado, to wit:

Two (2) tracts or parcels of land for Public Roadway & Utilities Right-of-Way purposes as described on **Exhibit A** and **Exhibit B**, which Exhibits are attached hereto and incorporated herein by reference,

with all its appurtenances; provided, however, that no water, water rights, ditches or ditch rights are conveyed by this deed.

Grantors warrant the title to the Property against all persons claiming under the Grantors, subject to the following matters:

See **Exhibit C**, attached hereto and incorporated herein by reference.

Signed this 30 day of September, 2005.

Wilbur C. Van Winkle  
Wilbur C. Van Winkle

Nona F. Van Winkle  
Nona F. Van Winkle

State of Colorado )<sub>ss</sub>  
County of Mesa )

The foregoing was acknowledged before me this 30 day of September, 2005, by Wilbur C. Van Winkle and Nona F. Van Winkle, Grantors.

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

Claudia D. Rossman  
Notary Public



WHEN RECORDED RETURN TO:  
H.C. PECK & ASSOCIATES, INC.  
ATTN: Michelle Spencer  
P.O. BOX 480306  
DENVER, CO 80248-0306  
Riverside Parkway Parcels F-54A Rev. & F-54B Rev.

**Carter Burgess**

February 23, 2005  
071514.402.1.0025  
Revised March 16, 2005

**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 F-54ARev**

A parcel of land being a portion of a tract of land described in Book 2642 at Page 733, recorded October 15, 1999 in the Mesa County Clerk and Recorder's Office lying in the Northwest Quarter of the Northwest Quarter of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 20 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;

THENCE N89°58'42"E along the northerly line of said Northwest Quarter of Section 20 a distance of 40.00 feet;

THENCE S00°00'00"W along the westerly line of the Mesa County Ditch parcel recorded in Book 12 at Page 420, Mesa County Clerk and Recorder's Office on June 1, 1887 a distance of 260.00 feet;


THENCE S89°58'42"W along the southerly line of said tract of land described in Book 2642 at Page 733 a distance of 40.48 feet;

THENCE N00°06'19"E along the westerly line of said Northwest Quarter of Section 20 a distance of 260.00 feet to the POINT OF BEGINNING.

The above described parcel contains 10,462 square feet, (0.240 Acres), more or less.

Currently 3,613 square feet (0.083 Acres) more or less, of the above described parcel is being used as a roadway.

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: 3/17/05  
Marla Mellor, Registered Professional Surveyor, No. 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.

**Carter-Burgess**

February 23, 2005  
071514.402.1.0025  
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707 17th Street, Suite 2300  
Denver, Colorado 80202-3404  
Phone: 303.820.5240  
Fax: 303.820.2402  
www.c-b.com

**EXHIBIT B****PROPERTY DESCRIPTION**

Parcel F-54BRev

A parcel of land being a portion of a tract of land described in Book 2642 at Page 733, recorded October 15, 1999 in the Mesa County Clerk and Recorder's Office lying in the Northwest Quarter of the Northwest Quarter of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 20 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;  
THENCE S82°27'50"E a distance of 262.20 feet to the easterly line of said tract of land described in Book 2642 at Page 733, being the POINT OF BEGINNING;

THENCE N89°01'18"W a distance of 105.19 feet;  
THENCE S83°55'32"W a distance of 84.30 feet;  
THENCE S42°00'59"W a distance of 1.40 feet;  
THENCE N00°00'00"E along the easterly line of the Mesa County Ditch parcel recorded in Book 12 at Page 420, Mesa County Clerk and Recorder's Office on June 1, 1887 a distance of 42.58 feet;  
THENCE N89°58'42"E along the northerly line of said Northwest Quarter of Section 20 a distance of 190.00 feet;  
THENCE S00°06'19"W along the easterly line of said tract of land described in Book 2642 at Page 733 a distance of 34.49 feet to the POINT OF BEGINNING.

The above described parcel contains 6,681 square feet, (0.153 Acres), more or less.

Currently 5,052 square feet (0.116 Acres) more or less, of the above described parcel is being used as a roadway.

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: 3/16/05  
Maria Mellor McGee, 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.



**EXHIBIT C**

1. Any discrepancies, conflicts in boundary lines, encroachments, easements, measurements, variations in area or content, and/or other facts which a correct survey and/or physical inspection of the Property would disclose.
2. Rights or claims of parties in possession not shown in the public records.
3. Easements or claims of easements not shown by the public records.
4. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
5. Water rights and claims or title to water, whether or not shown by the public records.
6. Any existing leases and/or tenancies.
7. All oil, gas and other mineral interests, including limestone, that have been, are, or may be owned or claimed by others.
8. Real property taxes due for the current year, and all future real property taxes and assessments.
9. Building and zoning regulations.
10. Inclusion of the Property within any special taxing district.



EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel G-37D

All that portion of a strip of land conveyed to the Mesa County Ditch Company as described in Warranty Deed dated May 21, 1887 and recorded in Book 12 at Page 420, which strip was subsequently conveyed to John P. Brockway by Quit Claim Deed dated February 15, 1894 and recorded in Book 7 at Page 543 and subsequently conveyed to Grand Valley Irrigation Company by Warranty Deed dated February 16, 1894 and recorded in Book 7 at Page 546, Mesa County Clerk and Recorder's Office, lying within the parcel of land described in Book 2642 at Page 733 on October 15, 1999, Mesa County Clerk and Recorder's Office, in the Northwest Quarter of the Northwest Quarter of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian.

Containing 7800 square feet (0.179 Acres), more or less.


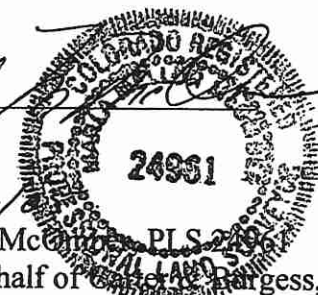
  
Prepared by:   
Date: 6/14/05  
Marla Mellor McQuinn, PLS 24931  
For and on behalf of Carter & Burgess, Inc.






EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel G-37E

All that portion of a strip of land conveyed to the Mesa County Ditch Company as described in Warranty Deed dated May 21, 1887 and recorded in Book 12 at Page 420, which strip was subsequently conveyed to John P. Brockway by Quit Claim Deed dated February 15, 1894 and recorded in Book 7 at Page 543 and subsequently conveyed to Grand Valley Irrigation Company by Warranty Deed dated February 16, 1894 and recorded in Book 7 at Page 546, Mesa County Clerk and Recorder's Office, lying within the parcel of land described in Book 954 at Page 516 on January 18, 1971, Mesa County Clerk and Recorder's Office, in the Northwest Quarter of the Northwest Quarter of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian.

Containing 32079 square feet (0.736 Acres), more or less.

  
 Prepared by:  
 Date: 6/16/05  
 Marla Mellor McOmber, PLS 2496  
 For and on behalf of Carter & Burgess, Inc.

