

WARRANTY DEED

McCALLUM FAMILY, LLC, a Colorado Limited Liability Company ("Grantor"), whose address is 1555 Independent Avenue, Grand Junction, CO 81505, in consideration of **One Hundred Eleven Thousand Four Hundred Thirty Five and 00/100 Dollars (\$111,435.00)**, sells and conveys to **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality, whose legal address is 250 N. Fifth Street, Grand Junction, CO 81501, a tract or parcel of land for Public Roadway and Utilities Right-of-Way Purposes in Mesa County, Colorado, described as follows:

**Riverside Parkway Parcel No. B-15, being more particularly described in Exhibit "A" dated December 15, 2004, attached hereto and incorporated herein by reference.**

together with all its appurtenances.

Grantor warrants title to the above Property, subject to: the Exceptions set forth in **Exhibit "B"** attached hereto and made a part hereof.

EXECUTED the 31 day of March, 2005.

McCALLUM FAMILY, LLC,  
a Colorado limited liability company

By   
Stephen McCallum, Manager

STATE OF COLORADO )  
  ) ss.  
COUNTY OF MESA                    )

The foregoing instrument was acknowledged before me this 31 day of March, 2005, by Stephen McCallum, Manager of McCallum Family, LLC, a Colorado limited liability company.

WITNESS my hand and official seal,  
My commission expires: 10/17/2006



  
Notary Public

WHEN RECORDED RETURN TO:  
H.C. PECK & ASSOCIATES, INC.  
ATTN: LACHELLE HARRIS  
P.O. BOX 480306  
DENVER, CO 80248-0306

EXHIBIT "A"

PROPERTY DESCRIPTION

Parcel B-15

A parcel of land being a portion of Lot 4 in Riverside Subdivision as recorded at the Mesa County Clerk & Recorder's Office on April 19, 1994, lying in the Northwest Quarter of the Southwest Quarter of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 10 (a found 2 1/2" Brass Cap "MESA COUNTY SURVEY MARKER LS illegible" in concrete), whence the witness monument to the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 10 (found an Aluminum Cap "1/16 45.0 2003 LS17465") bears N89°56'54" a distance of 1274.54 feet;

THENCE N03°51'20"E a distance of 858.54 feet to the northerly right-of-way line of Highway 6 & 50, being the POINT OF BEGINNING;

THENCE the following two (2) courses along said highway right-of-way:

- 1) N61°23'57"W a distance of 3.09 feet;
- 2) THENCE N77°26'04"W a distance of 16.14 feet;

THENCE the following eight (8) courses along a parcel of land described in Book 2831 at Page 432, Mesa County Clerk and Recorder's Office:

- 1) N06°29'34"W a distance of 14.80 feet;
- 2) THENCE N16°28'03"E a distance of 7.02 feet;
- 3) THENCE N39°25'41"E a distance of 8.24 feet;
- 4) THENCE N07°02'32"E a distance of 6.39 feet;
- 5) THENCE N25°20'36"W a distance of 24.26 feet;
- 6) THENCE N00°02'59"W a distance of 142.30 feet;
- 7) THENCE N02°54'44"W a distance of 120.27 feet;
- 8) THENCE N00°02'59"W a distance of 38.42 feet;

THENCE N89°58'32"E along the southerly line of OUTLOT "B" as shown of the Final Plat of TROLLEY PARK, recorded at the Mesa County Clerk & Recorder's Office on March 11, 1996 a distance of 17.81 feet;

THENCE S04°26'39"E a distance of 69.94 feet;

THENCE S02°20'44"E a distance of 125.65 feet;

THENCE S00°08'37"E a distance of 166.63 feet to the POINT OF BEGINNING.

Containing 7429 square feet, (0. 171 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 828-115/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by: *Marla Mellor McOmber*  
 Date: *12/23/04*  
 Marla Mellor McOmber, PLS 2896  
 For and on behalf of Carter & Burgess, Inc.  
 K:\071514-Riverside Des parcels\B\B-15

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 "B"**

**SCHEDULE B - SECTION II  
EXCEPTIONS**

1. Easements, or claims of easements, not shown by the public records.
2. Unpatented mining claims: reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Any existing leases and/or tenancies.
5. All oil, gas and other mineral interests, including limestone, that have been, are or may be claimed by others.
6. Terms, Conditions, Provisions, Agreements and Obligations as specified in Easement between Garrett Freightlines, Inc. and Public Service Company of Colorado dated June 24, 1983 and recorded August 22, 1983 in Book 1451 at Page 552.
7. All matters set forth in the plat of Riverside Subdivision recorded April 19, 1894 in (plat) Book 1 at Page 28.

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**END OF EXHIBIT "B"**