

WARRANTY DEED

NO DOCUMENTARY FEE  
REQUIRED

THIS DEED, dated this 20 day April, 2005, between LILY SILZELL TRUST, whose legal address 2492 Independent Avenue, Grand Junction, Colorado 81505-7236, 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 ONE THOUSAND and 00/100 DOLLARS (\$101,000.00), 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:

**Three (3) tracts or parcels of land for Public Roadway and Utilities Right-of-Way purposes identified as Parcels B-12 Rev.2, B-13A Rev 2 and B-13B Rev.2 dated February 7, 2005, as described in Exhibit "A", Exhibit "B" and Exhibit "C", which Exhibits are 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 heirs, 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 soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

Lily Silzell  
Lily Silzell Trust, By Lily Silzell, Trustee

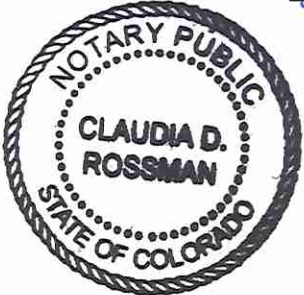
STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 20 day of April, 2005, by Lily Silzell, Trustee of the Lily Silzell Trust.

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 Nos. B-12 Rev.2, B-13A Rev2, B-13B Rev.2

Rev. December 14, 2004  
Rev. 2 February 5, 2005  
071514.402.1.0025

PROPERTY DESCRIPTION  
Parcel B-12 Rev. 2

A parcel of land being a portion of a parcel described in Book 2167 at Page 589, recorded on August 25, 1995 in the Mesa County Clerk & Recorder's Office, lying in the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Colorado being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 9 (a brass cap marked MESA COUNTY SURVEY MARKER in concrete #1607);

THENCE N24°12'25"W non-tangent with the following described curve a distance of 652.33 feet to the POINT OF BEGINNING;

THENCE along the arc of a curve to the right, having a central angle of 7°50'00", a radius of 220.00 feet, a chord bearing of N24°23'32"E a distance of 30.05 feet, and an arc distance of 30.08 feet;

THENCE N28°18'32"E tangent with the last described curve a distance of 117.80 feet;

THENCE N17°17'48"W a distance of 16.51 feet;

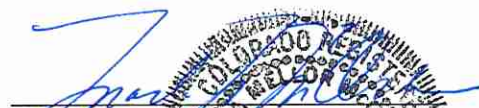

THENCE S61°30'23"E along the northeasterly line of said Book 2167 Page 589 a distance of 41.17 feet;

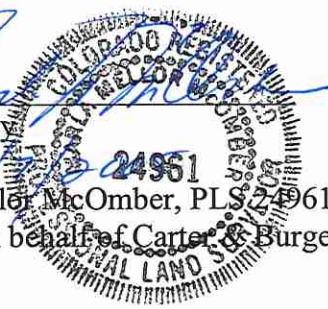
THENCE S25°14'01"W along the southeasterly line of said Book 2167 Page 589 a distance of 159.55 feet;

THENCE N61°29'59"W along the southwesterly line of said Book 2167 Page 589 a distance of 35.88 feet to the POINT OF BEGINNING.

Containing 5,407 square feet, (0.124 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 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

Prepared by   
Date:  2/7/05  
Marla Meller McOmber, 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. Nixon & Laird Architects/Engineers, P.C.

August 26, 2004  
Rev. December 14, 2004  
Rev. 2 February 5, 2005  
071514.402.1.0025

PROPERTY DESCRIPTION  
Parcel B-13A Rev 2

A parcel of land being a portion of a parcel described in Book 2167 at Page 589, recorded on August 25, 1995 in the Mesa County Clerk & Recorder's Office, lying in the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Colorado being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 9 (a brass cap marked MESA COUNTY SURVEY MARKER in concrete #1607);

THENCE N41° 41'56"W a distance of 519.20 feet to a point on the southwesterly line of said Book 2167 at Page 589, being the POINT OF BEGINNING;

THENCE N68°10'05"E a distance of 23.59 feet;

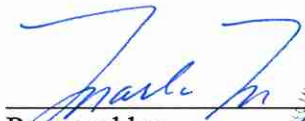

THENCE N27°36'45"E a distance of 44.32 feet;

THENCE S25°14'01"W along the southeasterly line of Book 2167 at Page 589 a distance of 65.86 feet;

THENCE N51°14'59"W along the southwesterly line of Book 2167 at Page 589 a distance of 18.42 feet to the POINT OF BEGINNING.

Containing 250 square feet, (0.006 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 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.

  
Prepared by  
Date: 2/17/2005 24961  
Marla Mellor McOmber, PLS 24961  
For and on behalf of Carter & Burgess, Inc.  


PROPERTY DESCRIPTION

Parcel B-13B Rev. 2

A parcel of land being a portion of a parcel of land described in Book 2167 at Page 589, recorded at the Mesa County Clerk & Recorder's Office on August 25, 1995, lying in the Southeast Quarter of Section 9, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, Colorado being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 9 (a brass cap marked MESA COUNTY SURVEY MARKER in concrete #1607);

THENCE N24°12'25"W a distance of 652.33 feet to a point on the northerly line of said parcel of land described in Book 2167 at Page 589, being the POINT OF BEGINNING;

THENCE S61°29'59"E along said northeasterly line a distance of 35.88 feet;

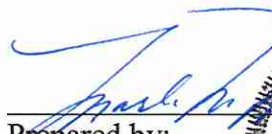
THENCE S25°14'01"W along the southeasterly line of said parcel of land described in Book 2167 at Page 589, being non-tangent with the following described curve a distance of 142.25 feet;


THENCE along the arc of a curve to the left, having a central angle of 18°30'26", a radius of 180.00 feet, a chord bearing of N13°36'34"E a distance of 57.89 feet, and an arc distance of 58.14 feet;

THENCE N04°21'21"E tangent with the last and following described curve a distance of 29.37 feet;

THENCE along the arc of a curve to the right, having a central angle of 16°07'11", a radius of 220.00 feet, a chord bearing N12°24'56"E a distance of 61.69 feet, and an arc distance of 61.90 feet to the POINT OF BEGINNING.

Containing 2,500 square feet, (0.057 Acres), more or less.

  
Prepared by:  
Date: 2/2/05  
Marla Mellor McOmber, PLS 24961  
For and on behalf of Carter & Burgess, Inc.



STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named Lily Silzell Trust dated the 8<sup>th</sup> day of August, 1995, and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

2. The type of entity is a:

- Corporation
- nonproft corporation
- limited liability company
- general partnership
- limited partnership
- registered limited liability partnership
- registered limited liability limited partnership
- limited partnership association
- government or governmental subdivision or agency
- Trust

3. The entity is formed under the laws of Colorado.

4. The mailing address for the entity is 2492 Independent Avenue, Grand Junction, Colorado 81505.

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Lily Silzell, as Trustee.

6. The authority of the foregoing person(s) to bind the entity is  not limited  limited as follows: \_\_\_\_\_.

7. Other matters concerning the manner in which the entity deals with interests in real property: None.

EXECUTED this 19<sup>th</sup> day of April, 2005.

Lily Silzell  
Lily Silzell as Trustee of the  
Lily Silzell Trust dated the 8<sup>th</sup> day of  
August, 1995

STATE OF COLORADO )  
  )ss.  
COUNTY OF MESA        )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2005, by Lily Silzell, as Trustee of the Lily Silzell Trust dated the 8<sup>th</sup> day of August, 1995.

Witness my hand and official seal.  
My commission Expires: 5/11/2006

Jim Woodmense  
Notary Public



B12 Rev2  
B13A Rev2  
B13B Rev2