

2328006 BK 4205 PG 173-174  
07/18/2006 11:23 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

THIS DEED, dated this 18<sup>th</sup> day July, 2006, between George S. Krohn, whose legal address is 1500 South Apache Road, Buckeye, Arizona 85326, 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, grantee:

NO DOCUMENTARY FEE  
REQUIRED

WITNESS, that the grantor, for and in consideration of the sum of Seven Thousand Five Hundred and 00/100 Dollars (\$7,500.00) and other good and valuable consideration, 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 & Utilities Right-of-Way purposes identified as Riverside Parkway Parcel No. E-66.5 dated March 1, 2005, as more particularly described in Exhibit "A" 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 himself and for his 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 ensealing 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, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

  
George S. Krohn

STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of July, 2006, by George S. Krohn.

My commission expires: 5/11/2010  
Witness my hand and official seal.

  
Notary Public



WHEN RECORDED RETURN TO:  
H.C. PECK & ASSOCIATES, INC.  
ATTN: MICHELE SPENCER  
P.O. BOX 480306  
DENVER, CO 80248-0306  
RIVERSIDE PARKWAY PARCEL NO. E-66.5

February 26, 2005  
071514.402.1.0025

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**  
Parcel No. E-66.5

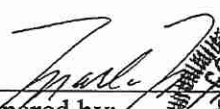
A parcel of land being a portion of Lots 6 through 8 inclusive, and the West Half of Lot 9, Block 15, BENTON CANON'S FIRST SUBDIVISION AMENDED PLAT, recorded in Book 4 at Page 39, at Mesa County Clerk and Recorder's Office on December 9, 1913, lying in the Southwest Quarter of the Northeast Quarter of Section 23, 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 23 (a 3" Brass Cap stamped "MESA COUNTY SURVEY MARKER-C 1/4 S23-NO1280), whence the Center North 1/16<sup>th</sup> Corner of said Section 23 (a brass cap stamped PLS16413-1/16 S23-1991) bears N00°11'11"E a distance of 1315.15 feet;  
THENCE N60°16'51"E a distance of 404.98 feet to the westerly line of said Lot 6, Block 15, BENTON CANON'S FIRST SUBDIVISION AMENDED PLAT being the POINT OF BEGINNING;

THENCE along the arc of a curve to the left, having a central angle of 8°37'42", a radius of 555.50 feet, a chord bearing of S68°45'47"E a distance of 83.57 feet, and an arc distance of 83.65 feet to the southerly line of said West Half of Lot 9;  
THENCE N89°44'48"W along the southerly line of the West Half of Lot 9, and the southerly line of Lots 8 through 6 inclusive, being non-tangent with the last described curve a distance of 78.03 feet;  
THENCE N00°15'12"E along the westerly line of said Lot 6, a distance of 29.93 feet to the POINT OF BEGINNING.

Containing 1,080 square feet, (0.025 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: 3-01-05  
Marla Mellor Member, 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.