

WARRANTY DEED

The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 12, 2007, Grantor, whose legal address is 563 20 1/2 Road, Grand Junction, Colorado, 81507, who is the fee simple owner of that certain real property located in Mesa County, Colorado as described in that certain Warranty Deed recorded with the Mesa County Clerk and Recorder on October 16, 2007 at Reception No. 2407816 for and in consideration of Ten and 00/100 Dollars, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to **The City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the tract or parcel of land described in the attached Exhibit A, which is incorporated herein by this reference, and depicted on the attached Exhibit B, which is incorporated herein by this reference, containing 18,710 square feet, (0.430 acres), more or less, for public right-of-way purposes for Amir Drive;

No Consideration

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that it will warrant and defend the title to said premises unto the said Grantee and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 13th day of October, 2017.

GRANTOR: The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 13, 2007

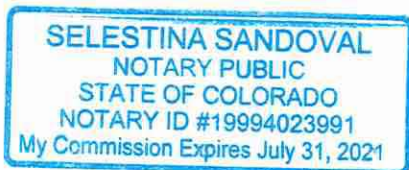
By: [Signature]
Hooshang David Gowhari, Trustee

By: [Signature]
Elizabeth Ann Gowhari, Trustee

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 13th day of October, 2017 by Hooshang David Gowhari and Elizabeth Ann Gowhari as Trustees of The Hooshang David Gowhari and The Elizabeth Ann Gowhari Revocable Trust Dated October 13, 2007.

My commission expires July 31, 2021.
Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT A

The west thirty feet (30') of a parcel of land as recorded at Reception No. 2407816, situated in the southeast quarter of the northwest quarter of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado,

Containing 18,710 Sq. feet (0.430 acres), more or less.

EXHIBIT B

WEST LINE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER

2026 S BROADWAY
GRAND JUNCTION, CO 81507
PARCEL NO. 2947-222-00-184

RECEPTION NO. 2407816

SE1/4 NW1/4 SECTION 22
T.11S., R.101W. 6TH P.M.

30' RIGHT-OF-WAY

SOUTH LINE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER

CENTER-WEST 1/16 SOUTH BROADWAY

20 1/4 RD

1" = 100'
0 100
U.S. Survey feet



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



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Drawn: AKT | Checked: KST | 2/7/17 | Job No. 063T-002

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