

WARRANTY DEED

Halle Properties, L.L.C., an Arizona limited liability company, Grantor, whose legal address is 20225 N. Scottsdale Road, Scottsdale, Arizona, 85255, who is the fee simple owner of that certain real property located in Mesa County, Colorado described on the attached Exhibit A, as evidenced by that certain Deed recorded in the records of the Clerk and Recorder of Mesa County, Colorado, 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 B, which is incorporated herein by this reference, and depicted on the attached Exhibit C, which is incorporated herein by this reference, containing 5619 square feet, more or less, for public right-of-way purposes;

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 29 day of November, 2017.

GRANTOR: Halle Properties, LLC, an Arizona limited liability company

By: [Signature]
Richard Sommer, Agent for Halle Properties, LLC

State of Arizona)
)ss.
County of Maricopa

The foregoing instrument was acknowledged before me this 29 day of November, 2017 by Richard Sommer as agent for Halle Properties, LLC.

My commission expires 8-30-2021.
Witness my hand and official seal.

[Signature]
Notary Public

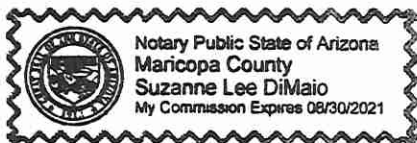


EXHIBIT A

Beginning 2,186.8 feet North of the SE corner of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado; thence N77°23'W 34.5 feet; thence N61°22'W 264.6 feet; thence North 315.4 feet; thence East 263.9 feet; thence South to the point of beginning.

EXCEPT that tract of land conveyed to The Department of Highways, State of Colorado in Book 913 at Page 145 and also except that tract of land conveyed to The City of Grand Junction in Book 2868 at Page 432.

AND more particularly described in ALTA/NSPS Land Title Survey from Drexel, Barrell & Co. Job No. 20962-00 as follows:

A tract of land located in the SE ¼ of Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado.

Commencing at the E ¼ corner of said Section 9, whence the Northeast corner of the SE ¼ of the NE ¼ of said section 9 bears N00°05'46"W, thence S89°45'35"W, 30 feet to the Westerly line of 25 Road, said point being the true point of beginning;

Thence S00°02'50"E, 295.23 feet along said Westerly line of 25 Road to the Northeast corner of that tract of land describe in Book 2868 at Page 432 in the Mesa County records;

Thence S89°51'51"W, 1.02 feet along the Northerly line of said tract of land described in Book 2868 at Page 432;

Thence S00°02'50"E, 105.13 feet along the Westerly line of said tract of land described in Book 2868 at Page 432;

Thence S09°36'52"W, 7.60 feet along said Westerly line of that tract of land described in Book 2868 at Page 432 to the Northwestern line of that tract of land describe in Book 913 at Page 145 in the Mesa County records:

Thence S67°35'05"W, 39.77 feet along said Northwestern line of that tract of land described in Book 913 at Page 145 to the Northeastly line of that tract of land described at Reception No. 2630532 in the Mesa County Records;

Thence N61°28'10"W, 223.70 feet along said Northeastly line of that tract of land described at Reception No. 2630532 to Southeast corner of D.R.P. Simple Subdivision;

Thence N00°15'15"E, 315.40 feet along the Easterly line of said D.R.P. Simple Subdivision;

Thence N89°48'35"E, 233.86 feet to the true point of beginning.

County of Mesa, State of Colorado

EXHIBIT B



Drexel, Barrell & Co.

DECEMBER 1, 2016

LEGAL DESCRIPTION

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 9, T1S, R1W OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 9, WHENCE THE NORTHEAST CORNER OF THE SE1/4 OF THE NE1/4 OF SAID SECTION 9 BEARS N00°05'46"W, 1318.99 FEET; THENCE S89°48'35"W, 30.00 FEET TO THE WESTERLY LINE OF 25 ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING.

THENCE S00°02'50"E, 295.23 FEET ALONG SAID WESTERLY LINE OF 25 ROAD TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 2868 AT PAGE 432 IN THE MESA COUNTY RECORDS;

THENCE S89°51'51"W, 1.02 FEET ALONG THE NORTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2868 AT PAGE 432;

THENCE S00°02'50"E, 105.13 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 2868 AT PAGE 432;

THENCE S09°36'52"W, 7.60 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 2868 AT PAGE 432 TO THE NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 913 AT PAGE 145 IN THE MESA COUNTY RECORDS;

THENCE S67°35'05"W, 12.66 FEET ALONG SAID NORTHWESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN BOOK 913 AT PAGE 145;

THENCE N00°02'50"W, 412.63 FEET;

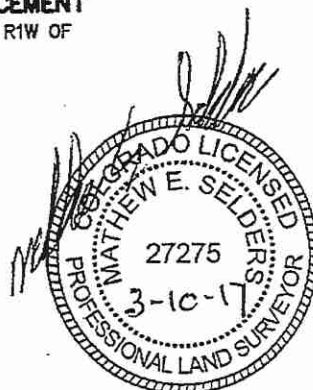
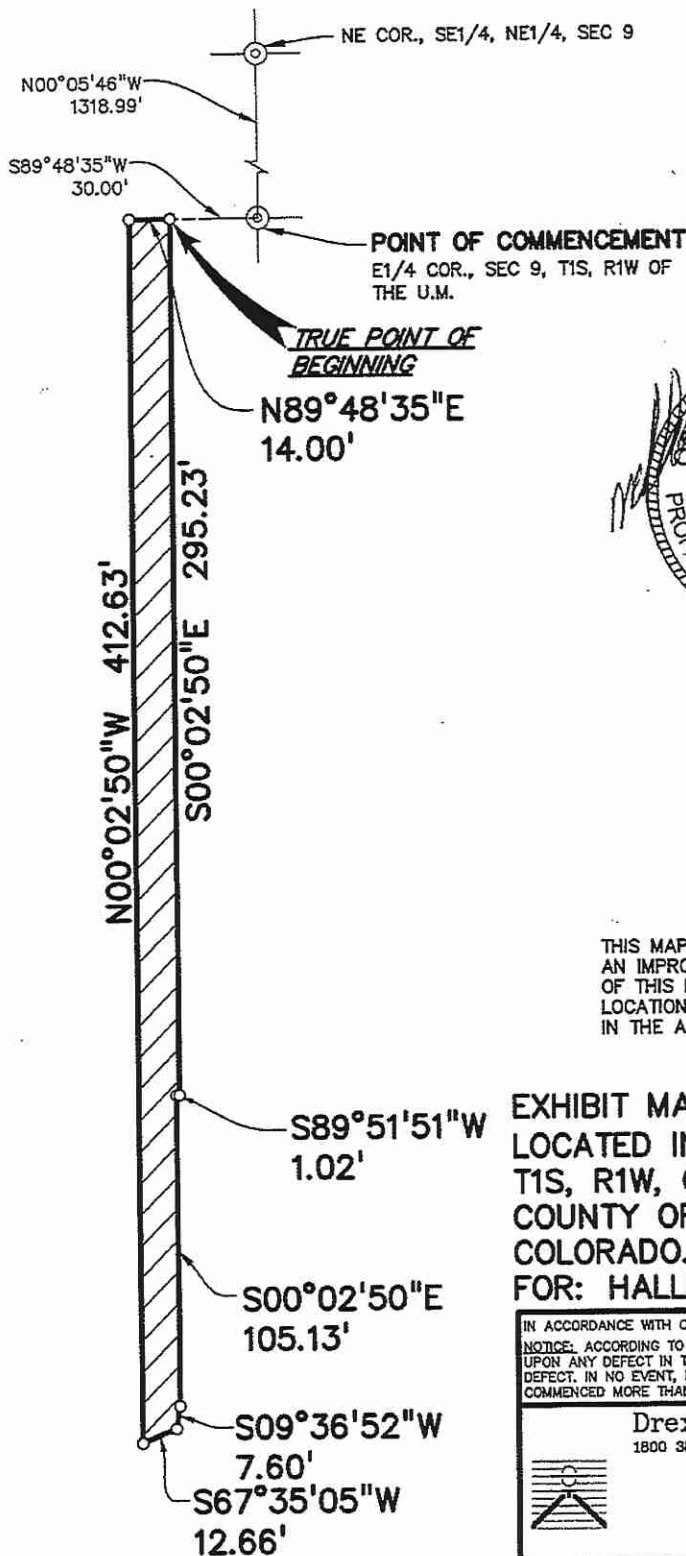
THENCE N89°48'35"E, 14.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.129 ACRES OR 5619 SQUARE FEET

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELDERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338



EXHIBIT C



SCALE 1" = 60'

NOTE

THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. THE PURPOSE OF THIS MAP IS TO GRAPHICALLY SHOW THE LOCATION OF THE TRACT OF LAND DESCRIBED IN THE ACCOMPANYING LEGAL DESCRIPTION.

**EXHIBIT MAP OF A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 9, T1S, R1W, OF THE UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO.
FOR: HALLE PROPERTIES LLC.**

IN ACCORDANCE WITH CRS 13-80-105;
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338

BOULDER, COLORADO (303) 442-4338
COLORADO SPRINGS, COLORADO (719) 260-0827
GREELEY, COLORADO (970) 351-0845

Revisions - Date	Date	Drawn By	Job No.
	11-29-16	JRF	20962
	Scale	Checked By	Drawing No.
	1" = 60'	MES	IN FILE