

WARRANTY DEED

This Warranty Deed made this 14 day of March, 2018 by and between **Dale York and Cindy York, as Joint Tenants, Grantor**, whose mailing address is PO Box 236, Mesa, CO, 81643, who are the owners of the following real property in Mesa County, Colorado:

A parcel of land located at 2122 H Road, Grand Junction, CO, 81505, Warranty Deed as recorded in Book 5668, Page 135, Public records 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 following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 25, Township 1 North, Range 2 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being the South 30.00 feet of that certain parcel of land described that Warranty Deed recorded in Book 5668, Page 135, Public Records of Mesa County, Colorado and being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of the SW 1/4 SW 1/4 of said Section 25 and assuming the East line of the SW 1/4 SW 1/4 of said Section 25 bears S 00°01'26" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°52'23" W along the South line of the SW 1/4 SW 1/4 of said Section 25, a distance of 196.07 feet; thence N 00°01'26" E, a distance of 30.00 feet; thence S 89°52'23" E, a distance of 196.07 feet; thence S 00°01'26" W, along said East line, a distance of 30.00 feet, more or less, to the Point of Beginning.

Containing 5,882 square feet or 0.135 Acres, more or less, as described herein and depicted on **Exhibit "A"**, attached hereto and incorporated herein by reference.

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.

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 14 day of March, 2018.

By: Dale York
Dale York

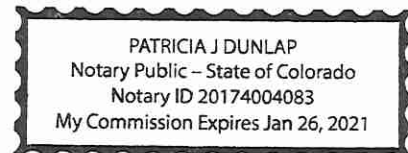
By: Cindy York
Cindy York

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of March, 2018 by Dale York and Cindy York, as Joint Tenants

My commission expires January 26, 2021.

Witness my hand and official seal.



Patricia J Dunlap
Notary Public

EXHIBIT "A"

DALE & CINDY YORK
2122 H ROAD
(BK 5668, PG 135)

500°01'26"W 1320.43' (BASIS OF BEARINGS)

EAST LINE OF SW 1/4 SW 1/4 SEC 25
TWP 1N, RGE 2W, UTE PRINCIPAL MERIDIAN



SOUTH LINE OF SW 1/4 SW 1/4 SEC 25
TWP 1N, RGE 2W, UTE PRINCIPAL MERIDIAN

N00°01'26"E
30.00'

S89°52'23"E 196.07'

500°01'26"W
30.00'

H ROAD

N89°52'23"W 196.07'

R.O.W. AREA = 5,882 SQ. FT.

P.O.B.
SE CORNER SW 1/4 SW 1/4
SEC 25, TWP 1N, RGE 2W
UTE PRINCIPAL MERIDIAN

55' PLATTED R/W

STATLER SUBDIVISION
BK 5268, PG 405

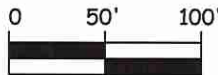
2697-362-00-070

2697-362-00-007

LOT 1

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

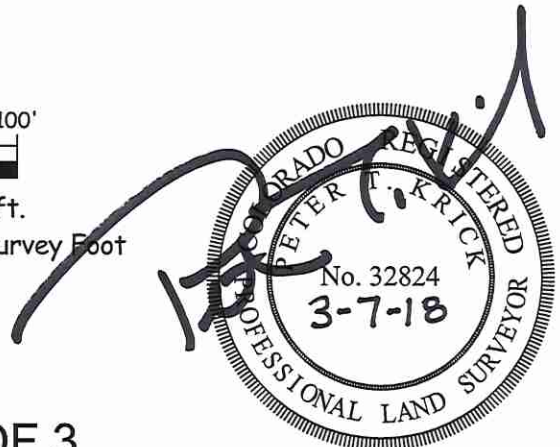


1 inch = 100 ft.

Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

SHEET 3 OF 3



DRAWN BY: P.T.K.
DATE: 03-07-2018
SCALE: 1" = 100'
APPR. BY: P.T.K.

H ROAD RIGHT OF WAY
DALE AND CINDY YORK
2122 H ROAD

CITY OF
Grand Junction
COLORADO