



8568 DEM

WARRANTY DEED

This Warranty Deed made this 23 day of July, 2018 by and between **DAVID L. JOHNSON and E. CARTER M. JOHNSON**, 97 Cheyenne Avenue, Carbondale, CO 81623-7712 ("Grantors"), for and in consideration of Two Hundred Thirty-five Thousand Dollars and 00/100, (\$235,000.00) 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 **CITY OF GRAND JUNCTION, a Colorado home rule municipality**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the following described property, to wit:

A tract of land in the NE1/4 SE1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, described as follows: Beginning at a point 306 feet West of the Southeast corner of the NE1/4 SE1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian; thence West 147 feet to the Lateral ditch; thence North 2°15' East along the Lateral 102 feet; thence East 131 feet; thence South 101 feet to the point of beginning; TOGETHER WITH an easement for road purposes described as follows: Beginning at the Southeast corner of said NE1/4 SE1/4; thence West 306 feet to the Southeast corner of the above tract; thence North 20 feet; thence East 306 feet; thence South 20 feet to the place of beginning. AND A tract of land in the NE1/4 SE1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, described as follows: Beginning at a point 306 feet West and 101 feet North of the Southeast corner of the NE1/4 SE1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian; thence North 59 feet; thence West 120 feet, more or less to the Lateral ditch; thence South 2°15' West to a point which is 131 feet West of the point of beginning; thence East 131 feet to the point of beginning, County of Mesa, State of Colorado.

The address of the property is 729 27 Road, Grand Junction, CO 81506.

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 Grantors hereby covenant that they 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 subject to covenants, restrictions, reservations, easements, and rights-of-way, existing or apparent, or of record, if any.

✓ Executed and delivered this 23 day of July, 2018.

[Signature]
David L. Johnson

[Signature]
E. Carter M. Johnson

State of Colorado)
)ss.
County of Eagle)

The foregoing Warranty Deed was acknowledged before me this 23 day of July, 2018, by David L. Johnson and E. Carter M. Johnson.

My commission expires 2-14-18
Witness my hand and official seal.

[Signature]
Notary Public

E ANN MASON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044034211
My Commission Expires February 14, 2019