

SPECIAL WARRANTY DEED

This Warranty Deed made this 17th day of February, 2012 by and between **National Retail Properties, Inc., Grantor**, a Maryland corporation, whose address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, 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:

See attached **Exhibit "A"**

Containing 946 square feet or 0.022 Acres, more or less, as described herein and depicted on **Exhibit "B"**, 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 specially warrants and agrees to forever 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 claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Executed and delivered this 17th day of February, 2012.

National Retail Properties, Inc. ^{WR} _{ES}
a Maryland Corporation,
By: Paul E. Bayer
Paul E. Bayer
Executive Vice President

State of **FLORIDA**)
)ss.
County of **ORANGE**)

The foregoing instrument was acknowledged before me this 17th day of February, 2012 by Paul E. Bayer, as Executive Vice President of National Retail Properties, Inc., a Maryland Corporation.

My commission expires _____.

Witness my hand and official seal.


KELLA SCHAIBLE
Commission # DD 846157
Expires March 11, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Kella Schaible
Notary Public

EXHIBIT "A"

A tract of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, more fully described as follows:

Beginning at an angle point on the westerly right-of-way line of 28 $\frac{3}{4}$ Road, which is identical with an angle point on the easterly property line of an irregular tract of land as recorded in Book 2361, Page 7 as Reception No. 1813951 in the records of the Mesa County Clerk and Recorder, which bears N 00°07'26" W, 58.15 feet and S 89°52'34" W, 30.00 feet from the E 1/16 corner on the south boundary line of said Section 7 and considering the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 7 to bear N 00°07'26" W, with all other bearings contained herein relative thereto;

1. Thence N 00°07'26" W, 169.94 feet along said right-of-way line;
2. Thence S 07°00'04" W, 48.37 feet;
3. Thence S 00°07'26" E, 119.45 feet;
4. Thence S 45°01'23" W, 14.76 feet to the northerly right-of-way line of North Avenue;
5. Thence S 89°49'49" E, 8.46 feet along said right-of-way line;
6. Thence N 45°01'23" E, 11.28 feet to the point of beginning.

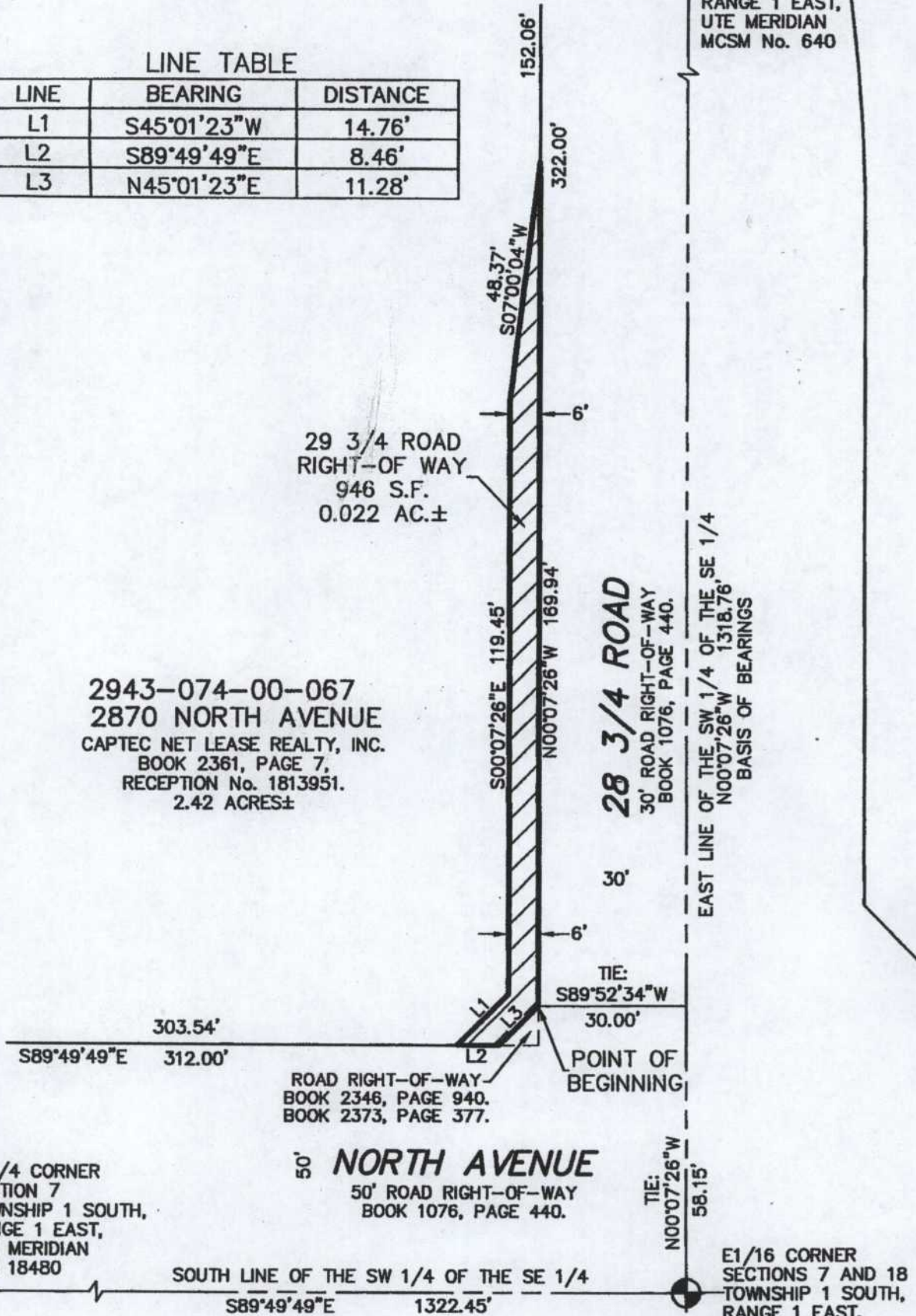
Tract of land, as described above, contains 946 square feet more or less.

EXHIBIT B

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S45°01'23"W | 14.76' |
| L2 | S89°49'49"E | 8.46' |
| L3 | N45°01'23"E | 11.28' |

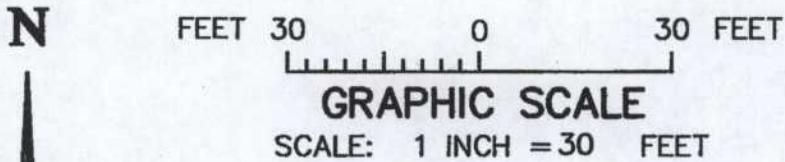
SE 1/16 CORNER
SECTION 7
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN
MCSM No. 640



2943-074-00-067
2870 NORTH AVENUE
CAPTEC NET LEASE REALTY, INC.
BOOK 2361, PAGE 7,
RECEPTION No. 1813951.
2.42 ACRES±

S 1/4 CORNER
SECTION 7
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN
PLS 18480

E1/16 CORNER
SECTIONS 7 AND 18
TOWNSHIP 1 SOUTH,
RANGE 1 EAST,
UTE MERIDIAN
5/8" REBAR



LEGEND

- M.C.S.M. MESA COUNTY SURVEY MONUMENT.
- S.F. SQUARE FEET.
- AC. ACRES.



Dean E. Ficklin
P.L.S., 19597