

WARRANTY DEED

This Warranty Deed made this 7th day of NOVEMBER, 2011 by and between **MCM Holdings, LLC, a Colorado limited liability company, Grantor**, whose address is 88 Inverness Circle East, Suite G-101, Englewood, Colorado 80112, 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 Northeast Quarter (NE 1/4) of Section 36, Township 1 North, Range 2 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

The Northeasterly 26.00 feet of Lot 1, SES Americom Subdivision, as same is recorded in Book 3852, Pages 466 and 467, Public Records of Mesa County, Colorado, being parallel with and measured perpendicular to, the Northeasterly line of said Lot 1, being the common line with Lot 2 of said SES Subdivision.

Containing 17,056 square feet or 0.39 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.

Executed and delivered this 7 day of November, 2011.

MCM Holdings, LLC
a Colorado Limited Liability Company

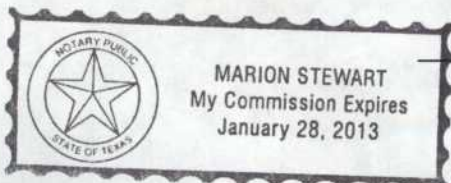
By: [Signature]
Roe Patterson, Senior Vice President & COO

Jefac
State of Colorado)
County of Midland)ss.

The foregoing instrument was acknowledged before me this 7 day of November, 2011 by Roe Patterson, Senior Vice President & COO, MCM Holdings, LLC, a Colorado Limited Liability Company.

My commission expires Jan 28 2013

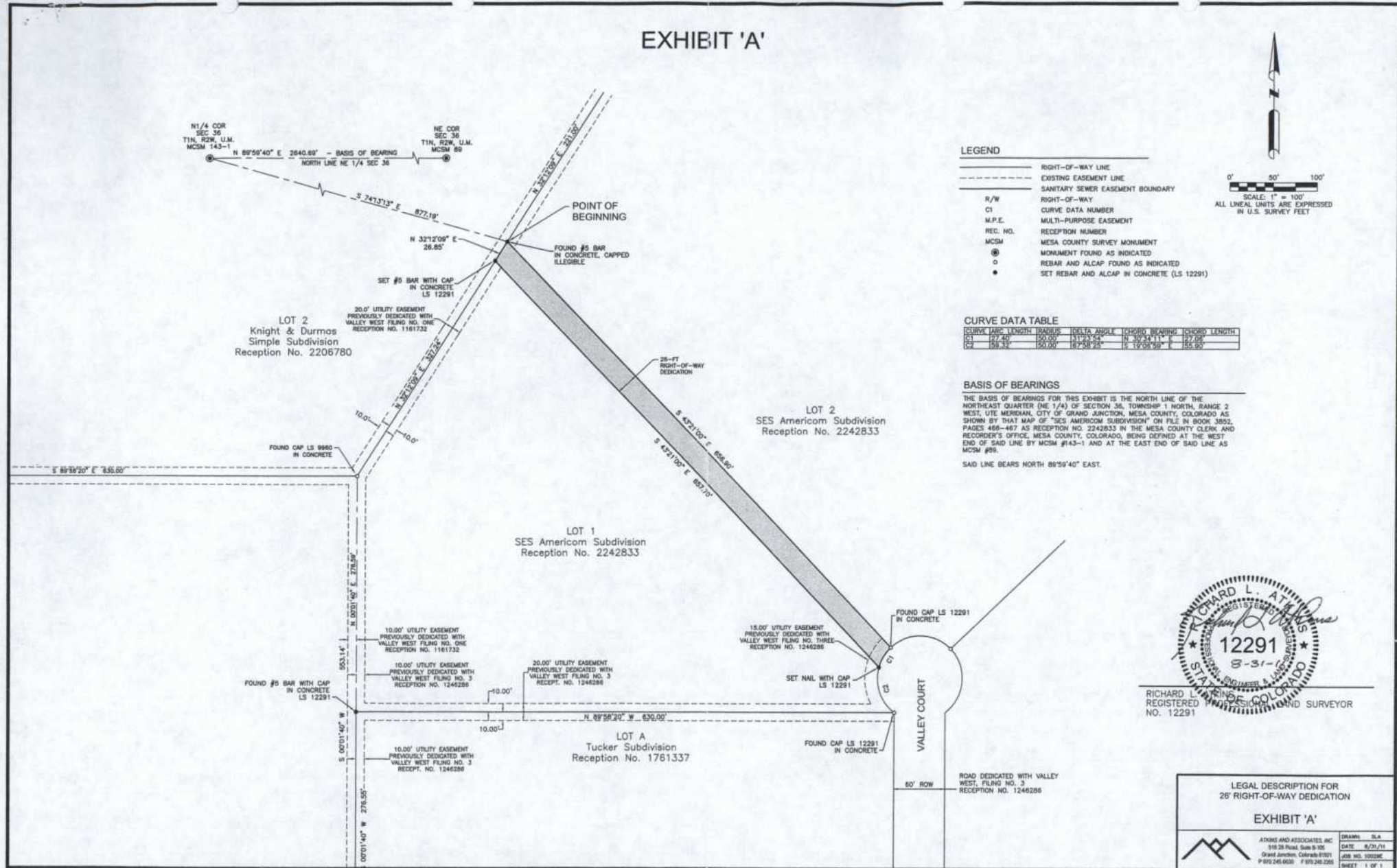
Witness my hand and official seal.



Marion Stewart
Notary Public

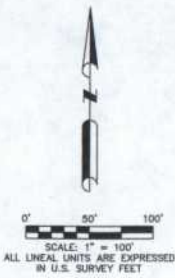
SHEET 1 OF 2

EXHIBIT 'A'



LEGEND

- RIGHT-OF-WAY LINE
- - - - EXISTING EASEMENT LINE
- - - - SANITARY SEWER EASEMENT BOUNDARY
- R/W RIGHT-OF-WAY
- C1 CURVE DATA NUMBER
- M.P.E. MULTI-PURPOSE EASEMENT
- REC. NO. RECEIPTION NUMBER
- MCSM MESA COUNTY SURVEY MONUMENT
- ⊙ MONUMENT FOUND AS INDICATED
- ⊙ REBAR AND ALCAP FOUND AS INDICATED
- SET REBAR AND ALCAP IN CONCRETE (LS 12291)



CURVE DATA TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.40'	50.00'	111°33'54"	N 30°21'11" E	17.08'
C2	158.32'	50.00'	187°58'22"	S 10°00'50" E	155.95'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE NORTH LINE OF THE NORTHEAST QUARTER (ONE 1/4) OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO AS SHOWN BY THAT MAP OF "SES AMERICOM SUBDIVISION" ON FILE IN BOOK 3853, PAGES 486-487 AS RECEPTION NO. 2242833 IN THE MESA COUNTY CLERK AND RECORDER'S OFFICE, MESA COUNTY, COLORADO, BEING DEFINED AT THE WEST END OF SAID LINE BY MCSM #143-1 AND AT THE EAST END OF SAID LINE AS MCSM #89.

SAID LINE BEARS NORTH 89°59'40" EAST.



RICHARD L. ATKINS
REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR
NO. 12291

LEGAL DESCRIPTION FOR
26' RIGHT-OF-WAY DEDICATION

EXHIBIT 'A'

ATKINS AND ASSOCIATES, INC. 618 28th Street, Suite 5-305 Grand Junction, Colorado 81501 P 970.245.6030 F 970.245.2265	DRAWN: SLA DATE: 8/21/11 JOB NO: 100224 SHEET: 1 OF 1
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