

RECEPTION #: 2635652, BK 5397  
PG 314 12/05/2012 at 08:15:14 AM, 1  
OF 2, R \$15.00 S \$1.00 D \$0.00  
EXEMPT  
Sheila Reiner, Mesa County, CO  
CLERK AND RECORDER

### WARRANTY DEED

This Warranty Deed made this 3<sup>rd</sup> day of December, 2012 by and between **LTM Investments, LLC, a Colorado Limited Liability Company, Grantor**, whose address is 2179 Overlook Road, Grand Junction, Colorado, 81507, owner of that certain parcel of land in Mesa County, Colorado, described in Book 5025, Page 120, 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, all of the right, title and interest of Grantor in and to the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land, being a portion of that certain parcel of land recorded in Book 5025, Page 120, Mesa County records, located in the Southwest Quarter of the Southeast Quarter of Section 31, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 31, whence the East 1/16 corner of said Section 31 bears South 89°55'25" East, a distance of 1319.83 feet, for the basis of bearings, with all bearings contained herein relative thereto; thence South 89°55'25" East, along the South line of said Section 31, a distance of 600.00 feet to the POINT OF BEGINNING; thence North 00°04'34" East, a distance of 40.00 feet; thence South 89°55'25" East, a distance of 455.77 feet; thence South 30°55'46" East, a distance of 46.67 feet; thence North 89°55'25" West, a distance of 479.81 feet to the POINT OF BEGINNING.

Containing 18,712 square feet or 0.43 Acres, more or less, as 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 3<sup>rd</sup> day of December, 2012.

LTM Investments, LLC  
a Colorado Limited Liability Company  
By: [Signature]  
Ted Martin, Managing Member

State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of December, 2012, by Ted Martin, Managing Member, LTM Investments, LLC, a Colorado Limited Liability Company

My commission expires 10/29/2013.

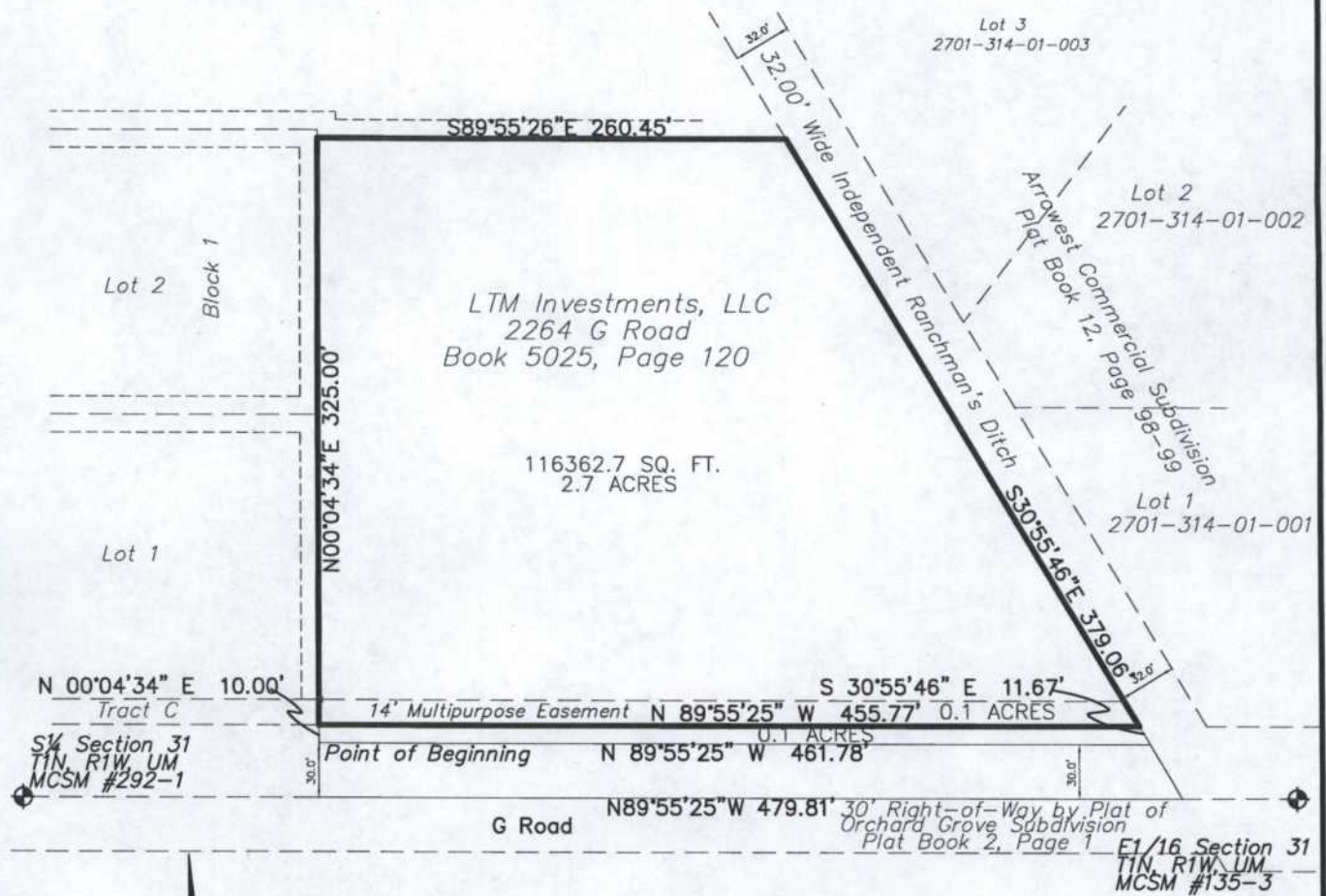
Witness my hand and official seal.  


[Signature]  
Notary Public

### SHEET 1 OF 2



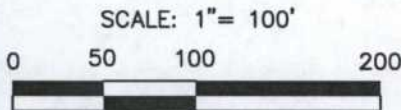
**EXHIBIT "A"**  
**SHEET 2 OF 2**



**GENERAL NOTES**

Basis of bearings is the South line of the SE1/4 of Section 31, Township 1 North, Range 1 West, Ute Meridian which bears S89°55'25\"E a distance of 1319.83 feet, established by observation of the MCGPS control network, which is based on the NAD 83 datum for Horizontal and NAVD 88 datum for Vertical information. Both monuments on this line are Aliquat Survey Markers, as shown on the face of this exhibit.

All lined units shown hereon in U.S. Survey feet.



**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 12-33	Surveyed	Drawn	APP'D	SHEET	OF
DATE: Apr., 2012	dj	skw	skw	1	1