

WARRANTY DEED

This Warranty Deed made this 8th day of February, 2010 by and between **Dillon Real Estate Co., Inc., a Kansas Corporation, Grantor**, 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, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tracts or parcels of land for Leach Creek Corridor, to wit:

Parcel A:

A PARCEL LAND SITUATED IN THE SW ¼ OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING A PART OF LOT 2A, REPLAT OF MESA VILLAGE SUBDIVISION AS RECORDED FEBRUARY 16, 1996 AT RECEPTION NO. 1746811, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2A, SAID POINT LYING ON THE EASTERLY R.O.W. LINE OF 24 ROAD; THENCE N00°04'47"E ALONG SAID EASTERLY R.O.W. LINE AND THE WESTERLY LINE OF SAID LOT 2A A DISTANCE OF 67.90 FEET; THENCE N00°06'21"E CONTINUING ALONG SAID WESTERLY LINE AND SAID EASTERLY R.O.W. LINE A DISTANCE OF 660.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 2A; THENCE S89°59'06"E ALONG THE NORTHERLY LINE OF SAID LOT 2A A DISTANCE OF 17.03 FEET; THENCE S00°17'54"W A DISTANCE OF 330.57 FEET; THENCE S89°53'39"E A DISTANCE OF 5.00 FEET; THENCE S00°17'54"W A DISTANCE OF 35.00 FEET; THENCE S89°53'39"E A DISTANCE OF 16.13 FEET; THENCE S00°06'21"W A DISTANCE OF 362.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT 2A; THENCE S89°58'29"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 36.90 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (19,558 SQUARE FEET) 0.4490 ACRES.

BEARINGS ARE BASED ON THE WEST LINE OF THE NW ¼ OF THE SW ¼ OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN BEARING N00°06'21"E AS REFERENCED AND BOUNDED BY A 3.25" MESA COUNTY ALUMINUM CAP L.S. NO. 677 IN A RANGE BOX AT THE SW CORNER OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 4 AND A 3.25" HIGH DESERT SURVEYING ALUMINUM CAP L.S. NO. 24953 IN A RANGE BOX AT THE NW CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 4.

AND ALSO;

Parcel B:

A PARCEL LAND SITUATED IN THE SW ¼ OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, BEING A PART OF LOT 2A, REPLAT OF MESA VILLAGE SUBDIVISION AS RECORDED FEBRUARY 16, 1996 AT RECEPTION NO. 1746811, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2A, SAID POINT LYING ON THE EASTERLY R.O.W. LINE OF 24 ROAD; THENCE N89°58'29"E ALONG THE SOUTHERLY LINE OF SAID LOT 2A A DISTANCE OF 36.90 FEET TO THE POINT OF BEGINNING. THENCE N00°06'21"E A DISTANCE OF 42.87 FEET; THENCE S89°53'39"E A DISTANCE OF 18.92 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S50°11'56"E A DISTANCE OF 4.47 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 79°23'27", RADIUS OF 3.50 FEET, AN ARC LENGTH OF 4.85 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS S22°08'14"E A DISTANCE OF 20.37 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 23°16'03", A RADIUS OF 50.50 FEET, AN ARC LENGTH OF 20.51 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS S12°18'58"W A DISTANCE OF 21.58 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 92°10'26", A RADIUS OF 14.98 FEET, AND ARC LENGTH OF 24.10 FEET TO A POINT LYING ON SAID SOUTHERLY LINE OF LOT 2A; THENCE S89°58'29"W NON-TANGENT TO THE LAST DESCRIBED CURVE AND ALONG SAID SOUTHERLY LINE A DISTANCE OF 25.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS (1,197 SQUARE FEET) 0.0275 ACRES.

BEARINGS ARE BASED ON THE WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST, OF THE UTE MERIDIAN BEARING N00°06'21"E AS REFERENCED AND BOUNDED BY A 3.25" MESA COUNTY ALUMINUM CAP L.S. NO. 677 IN A RANGE BOX AT THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 4 AND A 3.25" HIGH DESERT SURVEYING ALUMINUM CAP L.S. NO. 24953 IN A RANGE BOX AT THE NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 4.

As described herein and depicted on **Exhibit "A" and 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 covenants that she 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 8th day of February, 2010.

Dillon Real Estate Co., Inc.,
a Kansas Corporation

By: [Signature]
Paul W. Heldman, Vice President and Secretary



By: [Signature]
Scott M. Henderson, Vice President and Treasurer



State of Ohio)
)ss.
County of Hamilton)

The foregoing instrument was acknowledged before me this 8th day of February, 2010, by Paul W. Heldman, Vice President and Secretary, Dillon Real Estate Co., Inc., a Kansas Corporation.

My commission expires _____.

Witness my hand and official seal.



JENNIFER K. GOTHARD
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

[Signature]
Notary Public

The foregoing instrument was acknowledged before me this 8th day of February, 2010, by Scott M. Henderson, Vice President and Treasurer, Dillon Real Estate Co., Inc., a Kansas Corporation.

My commission expires _____.

Witness my hand and official seal.



JENNIFER K. GOTHARD
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Date. Section 147.03 O.R.C.

[Signature]
Notary Public

This instrument prepared by K. Valdez, City of Grand Junction, 250 N. 5th Street, Grand Junction, CO 81501

ILLUSTRATION FOR "DEDICATION EXHIBIT B"

CURVE DATA TABLE

COURSE	DELTA	RADIUS	LENGTH	Chd BEARING	Chd LENGTH
C1	79°23'27"	3.50'	4.85'	S50°11'56"E	4.47'
C2	23°16'03"	50.50'	20.51'	S22°08'14"E	20.37'
C3	92°10'26"	14.98'	24.10'	S12°18'58"W	21.58'

OWNER:

DILLON REAL ESTATE CO INC


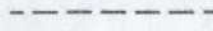




P.O. BOX 5567
DENVER, COLORADO 80217

PREPARED BY:

ENGINEERING SERVICE COMPANY

1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012

LEGEND

-  DEDICATION LINE
-  ADJACENT PROPERTY
-  SECTION LINE
-  TIE LINE
-  ANGLE POINT
-  ALIQUOT CORNER

W 1/4 CORNER OF SECTION 4,
T.1S., R.1W., UTE MERIDIAN
(FOUND 3.25" HIGH DESERT
SURVEYING ALUMINUM CAP
IN RANGE BOX.)
L.S. NO. 24953 IN RANGE BOX.)

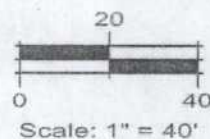
SW CORNER OF THE NW 1/4 OF
THE SW 1/4 OF SECTION 4,
T.1S., R.1W., UTE MERIDIAN
(FOUND 3.25" MESA COUNTY
ALUMINUM CAP L.S. NO. 677
IN RANGE BOX.)
N00°06'21"E 1320.05' (BASIS OF BEARINGS)
WEST LINE OF THE NW 1/4 OF
THE SW 1/4 OF SECTION 4

24 ROAD
(PUBLIC R.O.W. VARIES)

LOT 2A
REPLAT OF MESA
VILLAGE SUBDIVISION
PARCEL NO. 2945-043-04-007

30' DRAINAGE &
MULTI-PURPOSE EASEMENT
(BY PLAT)

DEDICATION B **PARCEL CONTAINS**
1,197 SQUARE FEET
0.0275 ACRES



POINT OF COMMENCEMENT

SW CORNER OF LOT 2A,
REPLAT OF MESA
VILLAGE SUBDIVISION

POINT OF BEGINNING

LOT 3A
REPLAT OF MESA
VILLAGE SUBDIVISION
PARCEL NO. 2945-043-04-008



CITY OF GRAND JUNCTION

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED
ONLY TO DEPICT THE ATTACHED DESCRIPTION.

DRAWN BY:

SAM

SCALE:

1"=40'

R.O.W. FILE#

CHECKED BY:

CNB

DATE:

02/05/09

DEDICATION EXHIBIT B

A PART OF LOT 2A, REPLAT OF MESA VILLAGE SUBDIVISION
SITUATED IN THE SW 1/4 OF SECTION 4,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN
CITY OF GRAND JUNCTION, COUNTY OF MESA,
STATE OF COLORADO