

SPECIAL WARRANTY DEED

THIS DEED, dated, Oct 14, 2012, between **THE CITY OF GRAND JUNCTION**, a Colorado home rule municipality of the County of Mesa and State of Colorado, grantor, and the **DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO**, whose legal address is 4201 E. Arkansas Ave., Denver, CO 80222 of the City and County of Denver and State of Colorado, grantee:

WITNESS, that the grantor, for and in consideration of the sum of Ten and 00/100DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

See attached Exhibit "A" dated April 26, 2011
Project Number: NH 0701-198
Project Code: 17302
Parcel Number: 44

also known by street and number as:
assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantor, for itself and for its successors and assigns, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

ATTEST:

THE CITY OF GRAND JUNCTION,
a Colorado home rule municipality

By Stephanie Tuin

By [Signature]

STATE OF Colorado
County of Mesa

The foregoing instrument was acknowledged before me this 16th day of October, 2012, by Rich Englehart as City Manager and attested to by Stephanie Tuin as City Clerk of the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.
My commission expires: 3/13/2013

[Signature]
Notary Public



EXHIBIT "A"

PROJECT NUMBER: NH 0701-198

PARCEL NUMBER: 44

PROJECT CODE: 17302

DATE: APRIL 26, 2011

DESCRIPTION

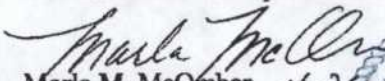
A tract or parcel of land No. 44 of the Department of Transportation, State of Colorado Project No. NH 0701-198 containing 5,049 sq. ft. (0.116 acres), more or less, being a portion of a parcel of land described in Book 3525, Page 439, recorded at the Mesa County Clerk and Recorder's Office on 11/10/2003, located in the SW ¼, Section 10, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 10 being a 3 ½" alloy cap, stamped "T 1 S R 1 W, E ¼, S9, S10, LS 18469, 2001, Mesa County Survey Marker, No. 642-1", whence the Center Quarter Corner being a 3 ¼" aluminum cap, stamped "C ¼, S9, DOI, T 1 S R 1 W, 1988, BLM", of Section 9, Township 1 South, Range 1 West, of the Ute Meridian, bears, S.89°55'50"W., a distance of 2645.40 feet (basis of bearing – assumed);

THENCE S.35°05'16"E., a distance of 1573.63 feet, to the northerly right-of-way line of W. Independent Avenue as it exists in March 2011, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 33°19'33" E., a distance of 29.94 feet,
2. Thence N. 00°02'01" W., a distance of 44.75 feet to the northwesterly line of said parcel of land described in Book 3525, Page 439, being the southeasterly line of a parcel of land described in Book 1030, Page 326 recorded at the Mesa County Clerk and Recorder's Office on 1/24/1975;
3. Thence N. 28°29'14" E., along said northwesterly line a distance of 28.13 feet, to a point on the southerly right-of-way line of I-70 Business, (December, 2008), as delineated on the Colorado Department of Highways right of way plans, Project FAP F 001-1(24) ,
4. Thence S. 61°30'51" E., coincident with said southerly right-of-way line a distance of 46.47 feet,
5. Thence S. 00°02'01" E., a distance of 39.02 feet,
6. Thence N. 89°53'38" E., a distance of 3.24 feet,
7. Thence S. 13°01'55" E., a distance of 15.78 feet,
8. Thence S. 45°02'01" E., a distance of 17.81 feet to a point on the northwesterly line of a parcel of land described in Book 691, Page 74, recorded at the Mesa County Clerk and Recorder's Office on 7/27/1956;
9. Thence S. 28°45'07" W., coincident with said northwesterly line a distance of 6.03 feet, to the northerly right-of-way line of W. Independent Avenue as it exists in March 2011:
10. Thence S. 89°56'54" W., coincident with said northwesterly line, a distance of 87.20 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 5,049 sq. ft. (0.116 acres), more or less.


Marla M. McOmber 4-26-2011
Colorado Professional Land Surveyor No. 24961
For and on Behalf of Jacobs Engineering Group Inc.
707 17th Street, Suite 2300, Denver, CO 80202



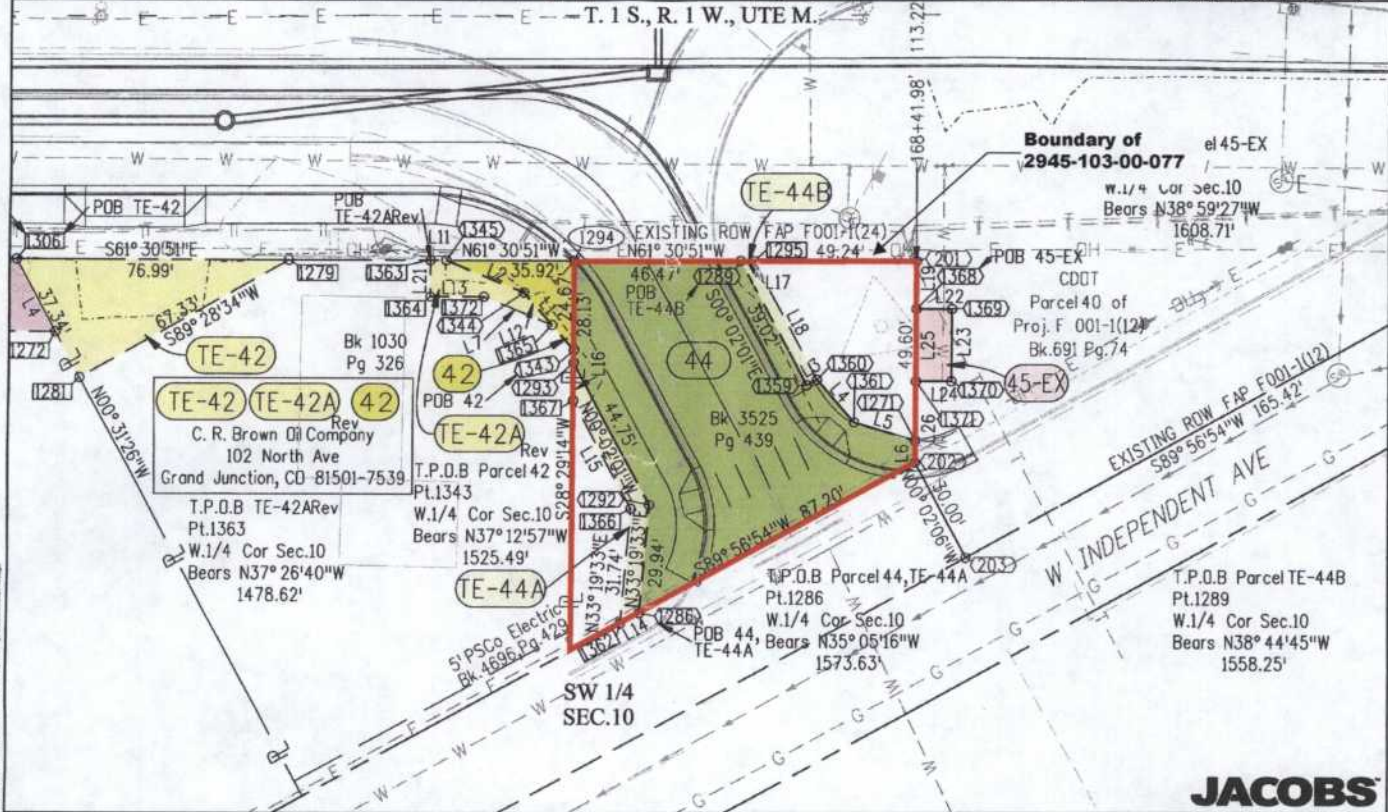
Colorado Department of Transportation
 222 South 4th Street
 Room 317
 Grand Junction, Co. 81501
 Phone: (970) 683-6234 FAX: (970) 683-6249
 Region 3 LED

Rev	Description	Date
001	add POB TE-42	11/18/00
002	add POB TE-42A	11/18/00
003	add POB TE-42A Rev	11/18/00
004	add POB TE-44	11/18/00
005	add POB TE-44A	11/18/00
006	add POB TE-44A Rev	11/18/00

Rev	Description	Date
001	add POB TE-42	11/18/00
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003	add POB TE-42A Rev	11/18/00
004	add POB TE-44	11/18/00
005	add POB TE-44A	11/18/00
006	add POB TE-44A Rev	11/18/00

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004	add POB TE-44	11/18/00
005	add POB TE-44A	11/18/00
006	add POB TE-44A Rev	11/18/00

Right of Way Plans	
Plan Sheet	
Project Number:	NH 0701-108
Project Location:	1700 25 Rd to Horrocks Ave
Project Location:	1-700 (Opp 3.62 to 4.12)
Project Code:	1700
Sheet No.:	10
Scale:	1" = 40'



JACOBS