

WARRANTY DEED

This Warranty Deed made this 28 day of February, 2013 by and between **Mesa County Public Library District, Grantor**, whose address is 443 N. 6th Street, Grand Junction, Colorado, 81501, owner of those certain parcels of land in Mesa County, Colorado, described in Book 1891, Page 810, Book 2759, Page 487, Book 2821, Page 967 and Book 3193, Page 416, 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 parcel of land for right-of-way located in Block 73 of the City of Grand Junction, Section 14, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado described as follows:

Commencing at the City Survey Marker at the intersection of 6th Street and Grand Avenue, whence the City Survey Marker at the intersection of 5th Street and Grand Avenue bears North 89°55'14" West, a distance of 481.59 feet, for a basis of bearings with all bearings contained herein relative thereto; thence North 00°01'31" East, a distance of 20.00 feet; thence North 89°55'14" West, a distance of 20.00 feet to the POINT OF BEGINNING at the Southeast corner of Lot 17, said Block 73; thence North 89°58'29" West, a distance of 3.00 feet, along the South line of said Block 73; thence North 00°01'31" East, a distance of 295.64 feet, to a point on the North line of said Block 73; thence South 89°58'29" East, a distance of 3.00 feet, along the North line of said Block 73 to the Northeast corner of said Block 73; thence South 00°01'31" West, a distance of 295.64 feet along the East line of said Block 73 to the POINT OF BEGINNING.

Containing 887 square feet or 0.020 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 28 day of February, 2013.

Mesa County Public Library District

By: [Signature]
Eve Tallman, Library Director

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 28 day of February, 2013, by Eve Tallman, Library Director, Mesa County Public Library District

My commission expires July 6, 2016.

LAURIE A. COLE
Notary Public
State of Colorado

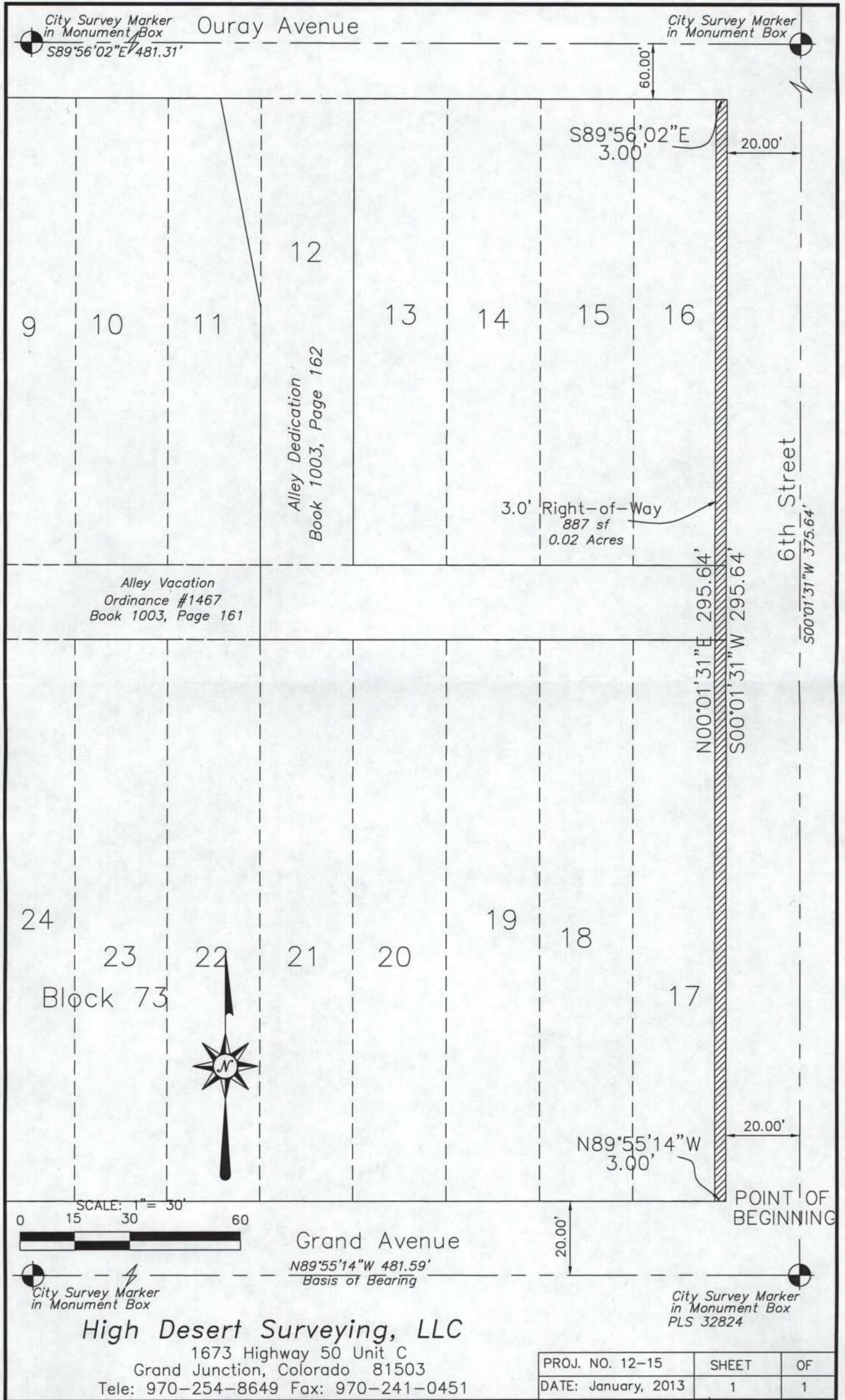
My Commission Expires July 06, 2016

Witness my hand and official seal.

Laurie A. Cole
Notary Public

SHEET 1 OF 2

EXHIBIT "A"



High Desert Surveying, LLC

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

PROJ. NO. 12-15	SHEET	OF
DATE: January, 2013	1	1