

WARRANTY DEED

2246829 BK 3869 PG 605-606
04/05/2005 03:19 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

NO DOCUMENTARY FEE
REQUIRED

THIS DEED, dated this 5 day of April, 2005, between
GLADYS JOHNSON, whose legal address is 2893 D Road, Grand Junction,
Colorado 81501, grantor, and THE CITY OF GRAND JUNCTION, a
Colorado home rule municipality, whose legal address is 250 North 5th Street,
Grand Junction, Colorado 81501 of the County of Mesa and State of Colorado,
grantee:

WITNESS, that the grantor, for and in consideration of the sum of **THREE THOUSAND TWO HUNDRED FORTY and 00/100 DOLLARS (\$3,240.00)**, 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:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes known as Parcel F-51 Rev 2, as described in Exhibit "A", dated March 8, 2005, attached hereto and incorporated herein by reference.

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 herself and for her heirs, successors and assigns, does covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever.

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, it's successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

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

Gladys Johnson
Gladys Johnson

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 5 day of April, 2005, by Gladys Johnson.

Witness my hand and official seal.

My commission expires: 10/17/2006



Claudia D. Rossman
Notary Public

WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: LACHELLE HARRIS
P.O. BOX 480306
DENVER, CO 80248-0306

RIVERSIDE PARKWAY
PARCEL F-51 REV 2

Rev. March 8, 2005
February 23, 2005
071514.402.1.0025

PROPERTY DESCRIPTION
Parcel F-51 Rev 2

A parcel of land being a portion of a tract of land described in Book 2719 at Page 655, recorded on June 15, 2000 in the Mesa County Clerk and Recorder's Office lying in the Northeast Quarter of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 19 (a 2 1/2" MCSM brass cap illegible) whence the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 19 (a 3" MCSM brass cap #1110) bears N89°40'49"W a distance of 1319.51 feet;

THENCE S85°29'30"W a distance of 381.61 feet to the easterly line of said tract of land described in Book 2719 at Page 655, being the POINT OF BEGINNING;

THENCE N84°15'29"W a distance of 22.42 feet;

THENCE N89°40'49"W a distance of 107.31 feet;

THENCE N00°06'38"E along the westerly line of said tract of land described in Book 2719 at Page 655 a distance of 30.00;

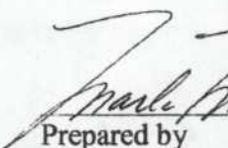
THENCE S89°40'49"E along the northerly line of said Northeast Quarter of Section 19 a distance of 129.64 feet;

THENCE S00°07'36"W along the easterly line of said tract of land described in Book 2719 at Page 655 a distance of 32.12 feet to the POINT OF BEGINNING.

The above described parcel contains 3913 square feet, (0.090 Acres), more or less.

Currently 2298 square feet (0.053Acres) more or less, of the above described parcel is being used as a roadway.

Basis of Bearing: N89°58'01"E between Mesa County Local Coordinate System points Southwest Corner of Section 15 (2-1/2"Alumn.Cap in Monument Box Stamped: AES T1S R1W S16/S15/S21/S22 2002 PLS 24320) and the Southeast Corner of Section 15, (2-1/2"Brass Cap Stamped: COUNTY SURVEY MARKER 828-1 15/14/22/23), both in Township 1 South, Range 1 West Ute P.M.


Prepared by **24961**
Date: **3-08-05**
Marla Mellor McOrtiz, PLS 24961
For and on behalf of Carter & Burgess, Inc.

Carter & Burgess, Inc. Carter & Burgess Architects/Engineers, Inc. Carter & Burgess Consultants, Inc.
C&B Architects/Engineers, Inc. C&B Architects/Engineers, P.C. C&B Nevada, Inc.