

## WARRANTY DEED

**GARTH E. GARDNER AND CARLA A. GARDNER, Grantors** whose mailing address is 2875 Tyndale Way, Grand Junction, CO 81503, owners of a parcel of land located at 514 Rockway Avenue, Grand Junction, CO 81501, as recorded at Reception No. 2806889, 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 do hereby sell, grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee** whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, all right, title and fee simple interest in the following described parcel of land for Public Roadway purposes, to wit:

A parcel of land being the east ten feet of Lot 40 and the North 12.5 feet of Lot 41, Block 2, PLAT Of Amended Survey Joseph A.K. Crawford and Thomas B. Crawford SUB-DIVISION same as recorded at Reception Number 12383, located in the Southeast 1/4, of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa County, State of Colorado.

Containing 375 Sq. feet, more or less, as described and depicted on **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 Grantors are hereby covenanting that they 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 25<sup>th</sup> day of October, 2022.

**GRANTORS:**

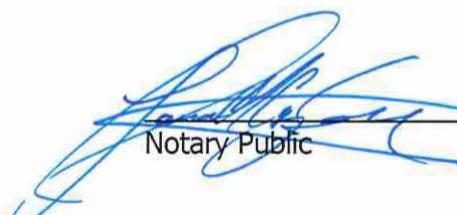
Decasus  
Garth E. Gardner

Carla A. Gardner  
Carla A. Gardner

State of Colorado      )  
                            )ss  
County of Mesa      )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of October, 2022 by Garth E. Gardner and Carla A. Gardner.

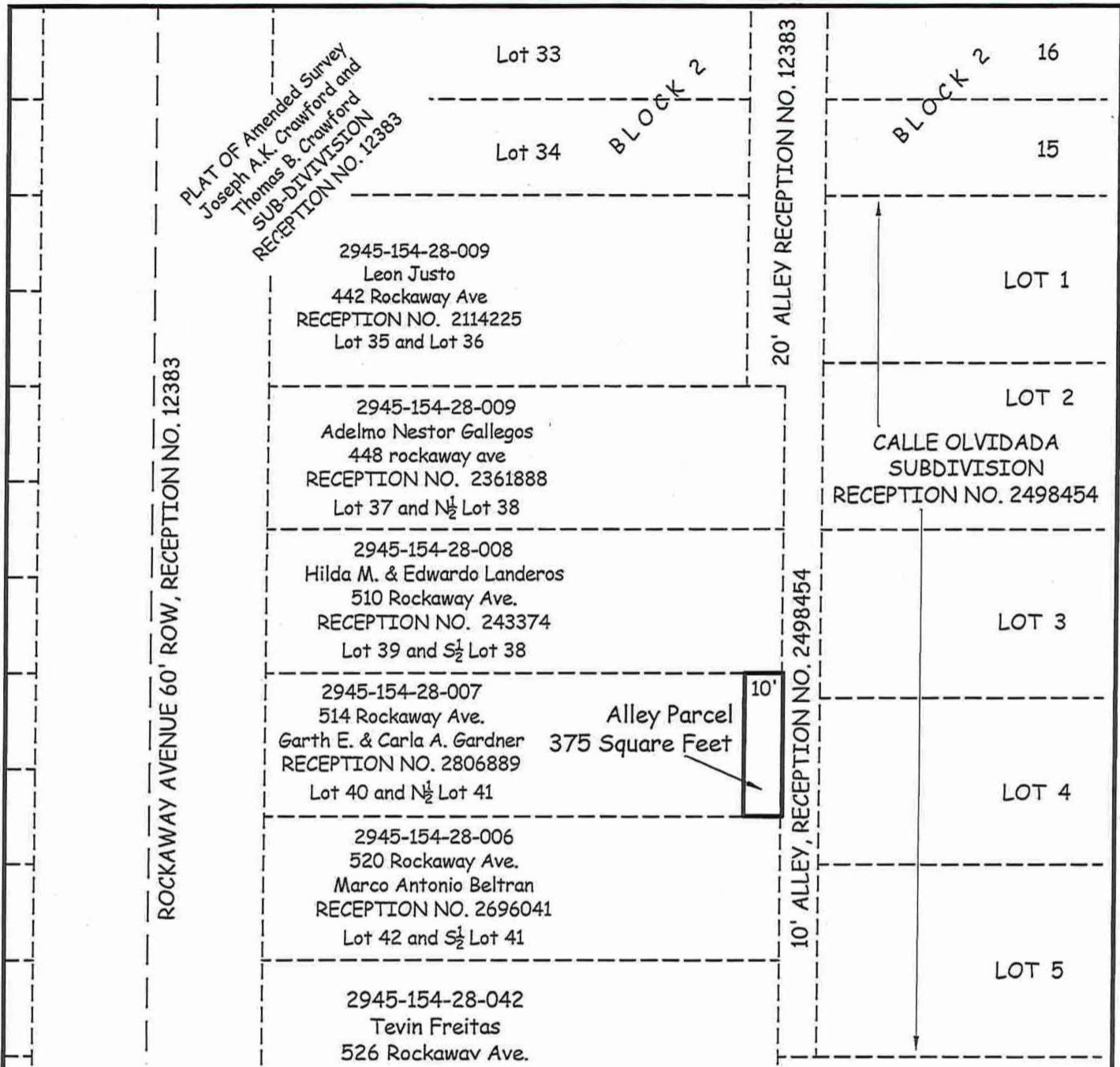
My commission expires July 23, 2024.  
Witness my hand and official seal.

  
Notary Public

HANNA M. COSTANZO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20124044930  
My Commission Expires July 23, 2024

**SHEET 1 OF 2**

Exhibit B



ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
Rec.	Reception
No.	Number
Ave.	Avenue

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder and monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



0 20' 40'

1 inch = 40 ft.

Lineal Units = U.S. Survey Foot

DRAWN BY: R. B. P.  
DATE: 10-25-2021  
SCALE: 1" = 40'  
APPR. BY: M.G.

Gardner, 514 Rockaway Avenue  
Located in the  $SE_4^1$  Sec. 15, T. 1S, R. 1W.  
Ute Meridian, City of Grand Junction  
Mesa County, Colorado

CITY OF  
**Grand Junction**  
COLORADO