

WARRANTY DEED

This Warranty Deed made this 24 day of November, 2021 by and between **MATTHEW HOGOBOOM, Grantor**, whose mailing address is P.O. Box 6588, Eagle, CO 81631, who is the owner of land located at 1320 and 1330 N. 23rd Street, Grand Junction, Colorado, for and consideration of Ten and 00/100 Dollars, 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 N. 5th Street, Grand Junction, CO 81501, its successors and assigns forever, the adjacent property on the West and on the South of the land at 1320 and 1330 N. 23rd Street described as a parcel of land for Public Roadway/Alley Right-of-Way purposes, to wit:

A tract of land situated in the NW1/4 SE1/4 SE1/4 of Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest Corner of said NW1/4 of the SE1/4 of the SE1/4 of Section 12, Township 1 South, Range 1 West of the Ute Meridian; thence East 231.84; thence North 10.0 feet; thence West 211.84 feet; thence North 44 feet; thence West 20 feet to a point on the West line of said NW1/4 SE1/4 SE1/4; thence 54 feet to the Point of Beginning.

Containing 2998.4 square feet more or less, as described herein.

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 he 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 24 day of November, 2021.


Matthew Hogoboom

State of Colorado)
)ss
County of Eagle)

The foregoing instrument was acknowledged before me this 24 day of November, 2021 by Matthew Hogoboom.

My commission expires 7/25/2023.

Witness my hand and official seal.


Notary Public

NORA REED
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194027967
My Commission Expires July 25, 2023

SHEET 1 OF 1