RECEPTION#: 3066027
6/8/2023 3:53:12 PM, 1 of 1
Recording: $13.00, Doc Fee $70.00
Bobbie Gross, Mesa County, CO.
CLERK AND RECORDER

US22B03244

WARRANTY DEED

This Warranty Deed made this 8th day of June, 2023 by and between **Craig R. Beaslin and Aleta K. Beaslin, Grantors**, who are the owners of a parcel of land located at 655 24 ½ Road, Grand Junction, CO 81505 as recorded in Book 2227 at Page 57, in the Mesa County Colorado Clerk and Recorder's records, 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, have 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 interest in fee simple the following described parcel of land for Public Road and Utilities Right-of-Way purposes, to wit:

Beginning at a point 20 feet North of the Southeast corner of the SE1/4SE1/4NW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian,

THENCE North 235 feet,
THENCE West 370.72 feet,
THENCE South 235 feet,
THENCE East 370.72 feet to the Point of Beginning,

LESS AND EXCEPT the East 30 feet conveyed to Mesa County by instrument recorded January 18, 1963 in Book 838 at page 366.

Mesa County, Colorado

Also know by street and number 655 24 ½ Road, Grand Junction, CO 81505
Said Parcel known as Mesa County Assessor Parcel No. 2945-042-00-027

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 hereby covenanting that Grantors 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 8th day of June, 2023.

Craig R. Beaslin

Aleta K. Beaslin

State of Colorado)
)ss
County of Mesa)

The foregoing instrument was acknowledged before me this 8th day of June, 2023 by Craig R. Beaslin and Aleta K. Beaslin.

My commission expires _____.
Witness my hand and official seal.

Notary Public

ANGELA WALTER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20034021431
My Commission Expires June 27, 2023

County of Mesa