

370-F15113-23

WARRANTY DEED

This Warranty Deed made this 25th day of July, 2024 by and between Michael R. Meredith & Nichole M. Meredith, who is the owner of a parcel of land located at 449 Doris Road, Grand Junction, CO 81504 as recorded at Reception No. 1801731, in the Mesa County Clerk and Recorder's records, Colorado, for and in consideration of Ten Dollars and 00/100, (\$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:

See Exhibit "A" & Exhibit "B" attached hereto and incorporated herein by reference for the legal descriptions and graphic illustrations of the parcels of land that are the subject of this instrument.

Said Parcel being a part of Mesa County Assessor Parcel No. 2943-174-04-001

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 25th day of July, 2024

[Signature]
Michael R. Meredith

[Signature]
Nichole M. Meredith

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 25th day of July, 2024 by Michael R. Meredith & Nichole M. Meredith.

My commission expires May 14, 2027
Witness my hand and official seal.

[Signature]
Notary Public

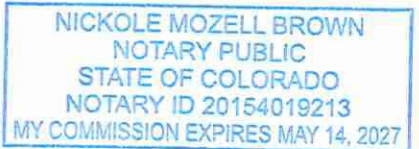


EXHIBIT A

LEGAL DESCRIPTION

2943-174-04-001

RIGHT-OF-WAY PARCEL NO. RW-26

A parcel of land being a portion of an entire tract of land as described in Reception Number 1801731 located in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 17, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the E 1/4 Corner of said Section 17, and assuming the north line of said NE1/4 SE1/4 bears N89°59'22"W. with all other bearings contained herein being relative thereto; thence along the north line of said NE1/4 SE1/4, N89°59'22"W. a distance of 345.00 feet; thence S00°01'23"W. a distance of 30.00 feet to the northeast corner of said entire tract and the Point of Beginning.

Thence along the east line of said entire tract, S00°01'23"W. a distance of 20.98 feet; thence N45°01'23" W. a distance of 29.69 feet to a point in the north line of said entire tract; thence along the north line of said entire tract, S89°59'22"E. a distance of 21.01 feet to the Point of Beginning.

Said Parcel of Land CONTAINING 220 Square Feet or 0.005 Acres, more or less, as described.

Authored by: Ted T Taggart, PLS #37075
Wasatch Surveying Associates
288 Vista Valley Dr
Fruita, CO 81521



EXHIBIT B

Portion of 2943-174-04-001

Located in a part of the

NE1/4 SE1/4

Section 17, T.1S, R.1E

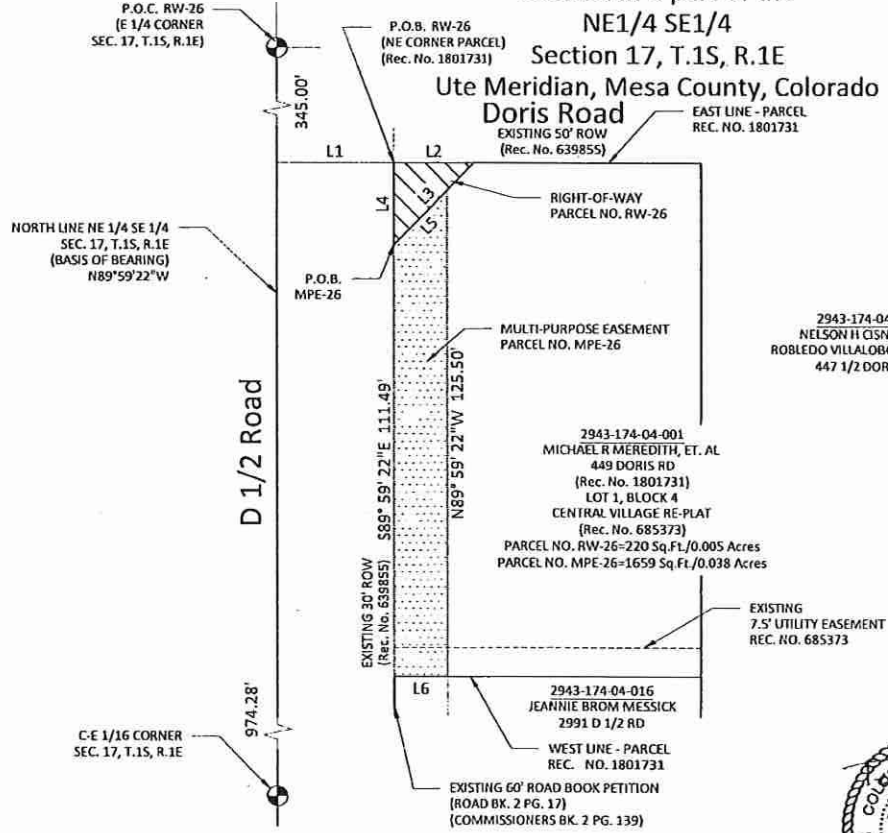
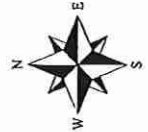
Ute Meridian, Mesa County, Colorado

Doris Road

EXISTING 50' ROW

(Rec. No. 639855)

EAST LINE - PARCEL
REC. NO. 1801731



Line Table

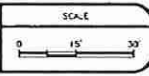
LINE	BEARING	DISTANCE
L1	S00° 01' 23"W	30.00'
L2	S00° 01' 23"W	20.98'
L3	N45° 01' 23"W	29.69'
L4	S89° 59' 22"E	21.01'
L5	S45° 00' 06"E	19.80'
L6	N00° 01' 23"E	14.00'

ABBREVIATIONS

P.O.C.	Point Of Commencement	Rec.	Reception
P.O.B.	Point Of Beginning	No.	Number
R.O.W.	Right-of-Way	RW	Right-of-Way
SEC.	Section	MPE	Multi-Purpose Easement
T.	Township	TCE	Temporary Construction Easement
R.	Range	U.M.	Ute Meridian
~	Approximately	Sq.Ft.	Square Feet

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

DRAWN BY: RLA
 DATE: 06-28-24
 REVIEWED BY: TT
 APPROVED BY: TT
 SCALE: 1"=30'



CITY OF
Grand Junction
COLORADO

ENGINEERING & TRANSPORTATION
PROJECT NO. F210305

D 1/2 RD, 29 TO 30 RD
EXHIBIT PARCEL 26

370-F15113-23

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Executed and delivered this 25th day of July, 2024

[Signature of Michael R. Meredith]

Michael R. Meredith

[Signature of Nichole M. Meredith]

Nichole M. Meredith

State of Colorado)
County of Mesa) ss

The foregoing instrument was acknowledged before me this 25th day of July, 2024 by Michael R. Meredith & Nichole M. Meredith.

My commission expires May 14, 2027
Witness my hand and official seal.

[Signature of Notary Public]
Notary Public

NICKOLE MOZELL BROWN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154019213
MY COMMISSION EXPIRES MAY 14, 2027

