

**ADO04255**

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-  
OF-WAY PURPOSES

NAME OF AGENCY OR CONTRACTOR: ADD-IN ENTERPRISES, LLC

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 235  
25 ½ ROAD - LOT 3 OF REPLAT OF INDEPENDENCE CENTER  
SUBDIVISION

PARCEL #: 2945-103-32-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2 PAGE DOCUMENT

2179662 BK 3598 PG 886-887  
03/03/2004 10:00 AM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

Add-In Enterprises, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of One Thousand Five Hundred Twenty-Seven and 30/100 Dollars (\$1,527.30) 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A certain parcel of land for right of way purposes lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado and being a portion of Lot 3, Replat of Independence Center Subdivision, as same is recorded in Plat Book 14, Page 126 and 127, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 3 and assuming the South line of said Lot 3 bears S 89°50'13" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°50'13" W along the South line of said Lot 3, a distance of 20.50 feet; thence N 00°01'44" E a distance of 6.67 feet; thence N 46°00'10" E a distance of 28.53 feet, more or less, to a point on the East line of said Lot 3, being the West right of way for 25-1/2 Road, said line being 33.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 10; thence S 00°03'26" W along the East line of said Lot 3, a distance of 26.43 feet, more or less, to the Point of Beginning.

CONTAINING 339.4 Square Feet, more or less, as described herein and depicted on **Exhibit "A"** 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 Grantor hereby covenanting that it 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 17<sup>th</sup> day of February, 2004.

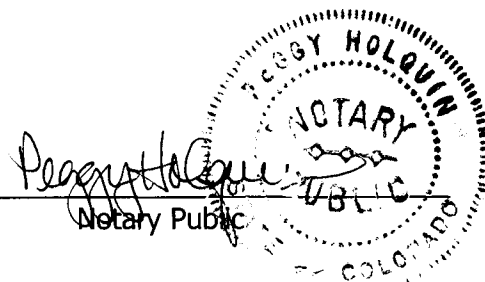
Kimberly Bridge  
Kimberly Bridge, Managing Member

Mitchell D. Bridge  
Mitchell D. Bridge, Managing Member

State of Colorado            )  
  )ss.  
County of Mesa                )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2004, by Kimberly Bridge and Mitchell D. Bridge, Managing Members of Ad-In Enterprises, LLC, A Colorado Limited Liability Company.

My commission expires 3.3.05.  
Witness my hand and official seal.

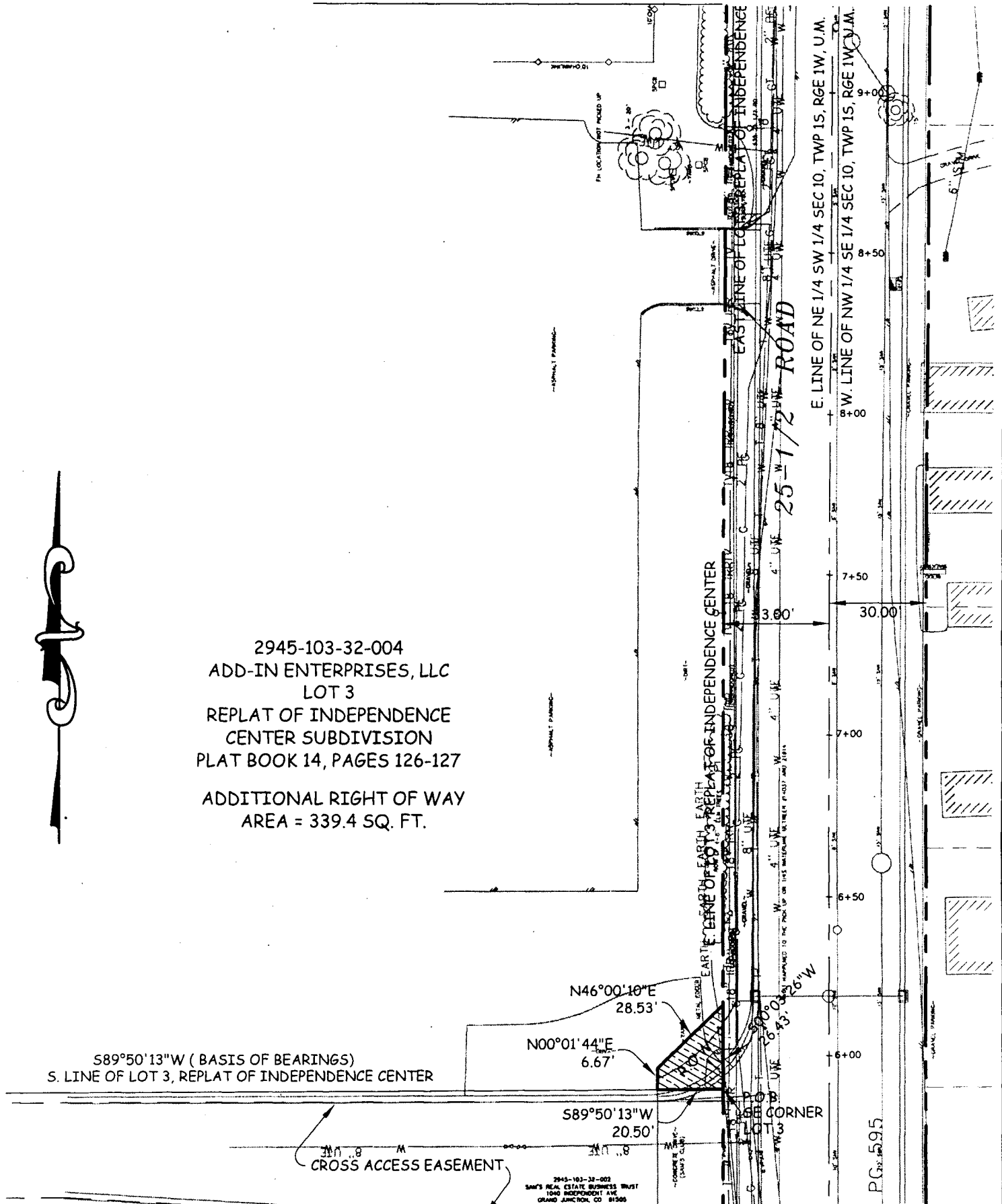


1/28/04  
12:08 PM  
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# EXHIBIT "A"



2945-103-32-004  
 ADD-IN ENTERPRISES, LLC  
 LOT 3  
 REPLAT OF INDEPENDENCE  
 CENTER SUBDIVISION  
 PLAT BOOK 14, PAGES 126-127  
 ADDITIONAL RIGHT OF WAY  
 AREA = 339.4 SQ. FT.



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. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.  
 DATE: 01-04-2004  
 SCALE: 1" = 40'  
 APPR. BY: JW

25.5 ROAD  
 ADDITIONAL RIGHT OF WAY

ADD-IN ENTERPRISES, LLC  
 2945-103-32-004

CITY OF  
**grand junction**  
 COLORADO

servicing the community together

RECORDER NOTE: POOR QUALITY DOCUMENT  
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