

ALC09265

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	AMERICAN LUTHERAN CHURCH, A NONPROFIT CORP.
PURPOSE:	26 ½ ROAD BRIDGE REPLACEMENT
ADDRESS:	631 26 ½ ROAD
PARCEL NO:	2945-023-00-951
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2 PAGE DOCUMENT

WARRANTY DEED

American Lutheran Church, a nonprofit corporation, Grantor, whose address is 631 26 1/2 Road, Grand Junction, CO 81506 for and in consideration of the sum of Nine Hundred Forty-Two and 80/100 Dollars (\$942.80), 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 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, located in the Southwest Quarter (SW ¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of said SW ¼, and considering the East line of the SW ¼ of said Section 2 to bear S00°01'13"W, with all bearings herein being relative thereto; thence S00°01'13"W, along the East line of said SW ¼, a distance of 272.11 feet; thence N90°00'00"W a distance of 30.00 to the West line of 26 ½ Road right of way as same is recorded in Book 3567, Page 133, at the office of the Mesa County Clerk and Recorder, the POINT OF BEGINNING; thence S00°01'13"W, along said West line of 26 ½ Road right of way, a distance of 23.18 feet; thence N67°13'47"W a distance of 26.60 feet; thence N00°01'03"E a distance of 15.24 feet; thence S84°29'06"E a distance of 24.64 feet, more or less, to the point of beginning.

Containing 471.40 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 25 day of January, 2008.

American Lutheran Church, a nonprofit corporation

By Peter C. Rekemeyer  
Peter Rekemeyer, Council President

State of Colorado )  
                                  )ss.  
County of Mesa     )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2008, by Peter Rekemeyer, Council President for American Lutheran Church, a nonprofit corporation.

My commission expires \_\_\_\_\_

Witness my hand and official seal.



My Commission Expires 03/03/2009

Peggy Hunter  
Notary Public