

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

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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 Rekemeyer, Council President

State of Colorado)
)ss.
County of Mesa)

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

My commission expires _____

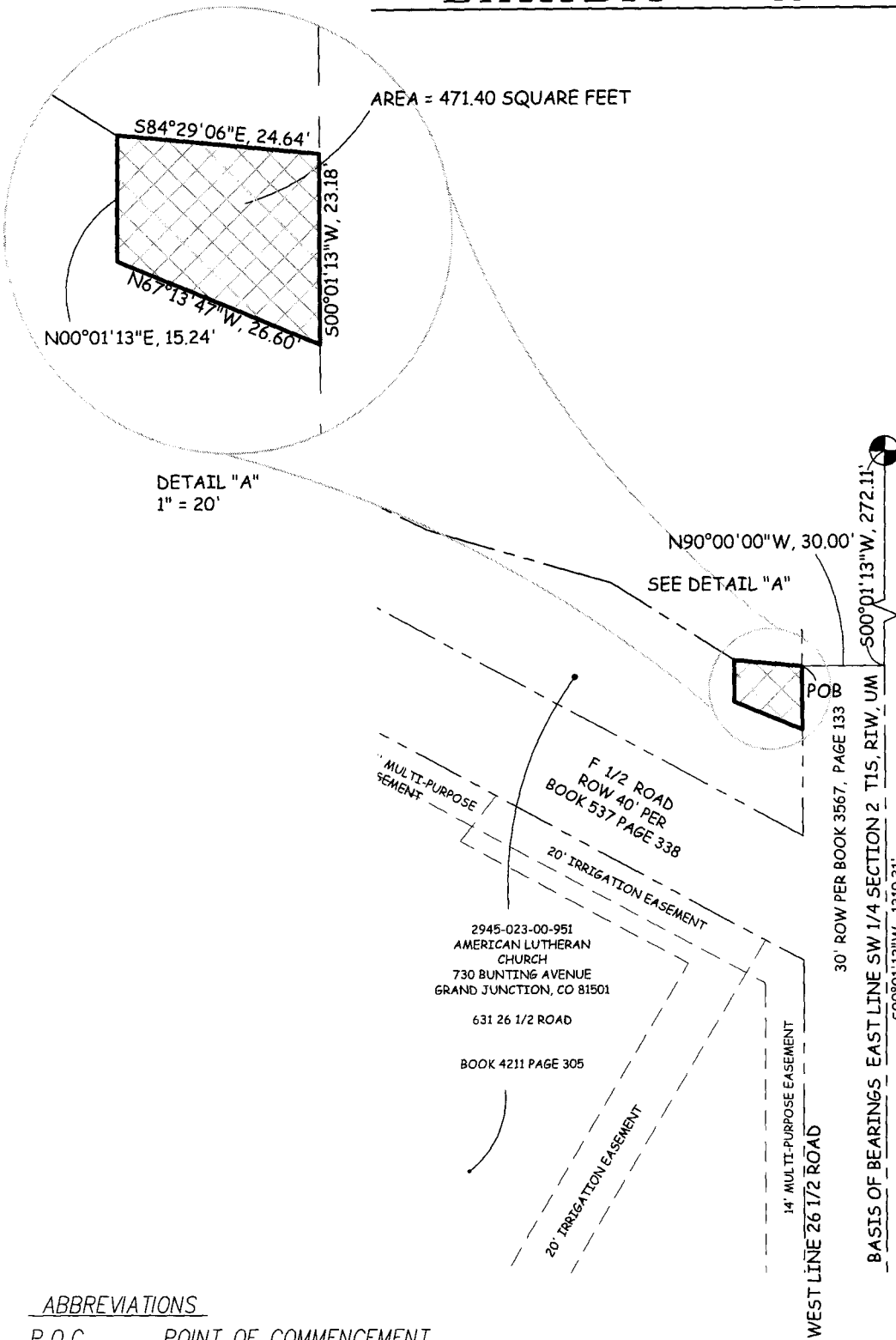
Witness my hand and official seal.



My Commission Expires 03/03/2009

Peggy Hunter
Notary Public

EXHIBIT "A"



POC
NE COR SW COR
SEC 2 TWP 15, RGE 1W
UTE MERIDIAN

DETAIL "A"
1" = 20'

N90°00'00"W, 30.00'

SEE DETAIL "A"

POB

MULTI-PURPOSE EASEMENT

F 1/2 ROAD ROW 40' PER BOOK 537 PAGE 338

20' IRRIGATION EASEMENT

2945-023-00-951
AMERICAN LUTHERAN CHURCH
730 BUNTING AVENUE
GRAND JUNCTION, CO 81501

631 26 1/2 ROAD

BOOK 4211 PAGE 305

20' IRRIGATION EASEMENT

14' MULTI-PURPOSE EASEMENT

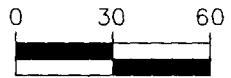
WEST LINE 26 1/2 ROAD

30' ROW PER BOOK 3567, PAGE 133

BASIS OF BEARINGS EAST LINE SW 1/4 SECTION 2 T1S, R1W, U.M.

500°01'13"W 1319.31'

26 1/2 ROAD

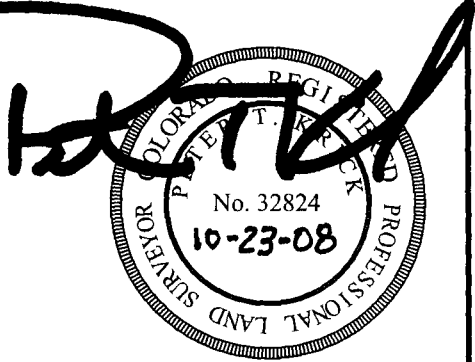


1 inch = 60 ft.

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN

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.



N:\LandPro\F62200 (GRI-26.5-F.6 BRIDGE REPLACEMENT)\dwg\F62200 (GRI-26.5-F.6 BRIDGE REPLACEMENT)\From Real Estate 3-04-08\7TH F5 BRIDGE EXHIBITS.dwg_10/23/2008 1:51:51 PM

DRAWN BY: MG
DATE: 10-23-2008
SCALE: 1" = 60'
APPR. BY: PTK

26 1/2 ROAD BRIDGE REPLACEMENT
R/W - 203
2945-023-00-951
AMERICAN LUTHERAN CHURCH

