

AML06265

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	AMERICAN LUTHERAN CHURCH, A NONPROFIT CORPORATION
PURPOSE:	PARCEL OF LAND FOR PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY
ADDRESS:	631 26 ½ ROAD (NORTH ACRES ROAD AND N. 7 <sup>TH</sup> STREET)
PARCEL NO:	2945-023-00-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

306  
2329691 BK 4211 PG 305-306  
07/26/2006 02:40 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

WARRANTY DEED

American Lutheran Church, a nonprofit Corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) 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 parcel of land for road right-of-way situate in the NE 1/4 NE 1/4 SW 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado describes as follows:

Commencing at the C-S 1/16 corner of said Section 2, the basis of bearing being N00°01'26"E to the C 1/4 corner of said Section 2;  
thence N00°01'26"E a distance of 659.69 feet;  
thence S89°55'51"W a distance of 30.00 feet to the north right-of-way line of Northacres Road and the point of beginning;  
thence S89°55'51"W a distance of 20.45 feet along said right-of-way;  
thence N44°23'52"E a distance of 29.24 feet to the west right-of-way of N. 7<sup>th</sup> Street;  
thence S00°01'26"W a distance of 20.87 feet along said right-of-way to the point of beginning.

Said parcel contains 213 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 covenants 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 12 day of July, 2006.

American Lutheran Church, a nonprofit corporation

By:

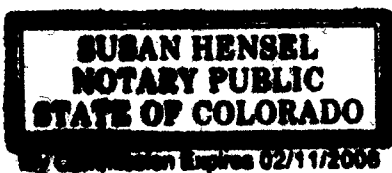
Cherry D. Beck  
Cherry D. Beck, Council President

State of Colorado     )  
                                  )ss.  
County of Mesa         )

The foregoing instrument was acknowledged before me this <sup>sa</sup> 12<sup>th</sup> day of July 2006 <sup>sa</sup>, 2006, by Cherry D. Beck, Council President for American Lutheran Church, a nonprofit corporation.

My commission expires: 2/11/08  
Witness my hand and official seal.

Susan Hensel  
Notary Public



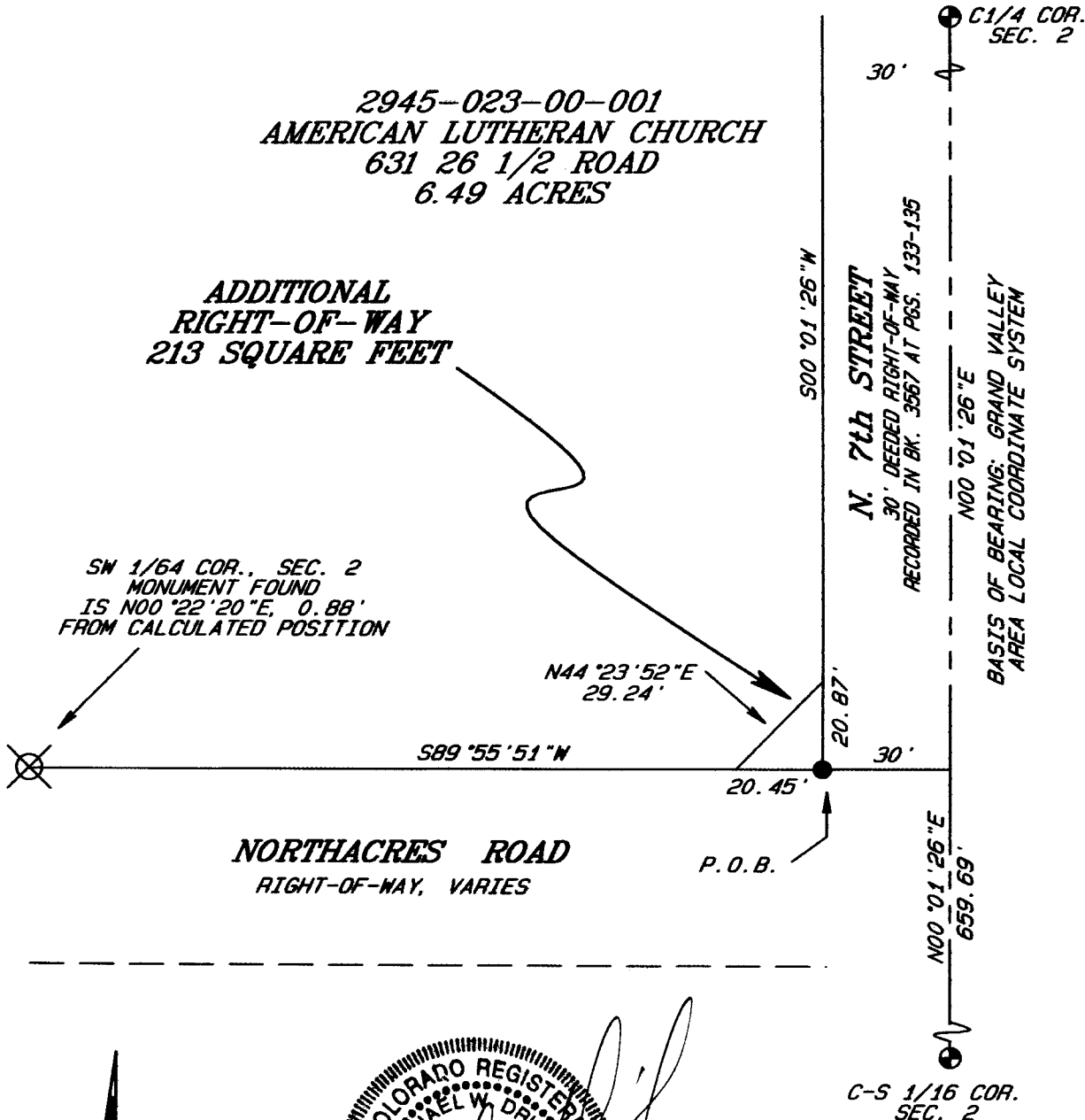
6/29/06  
1:53 PM  
H:\CD\American Lutheran Church WD.doc

# EXHIBIT A

2945-023-00-001  
AMERICAN LUTHERAN CHURCH  
631 26 1/2 ROAD  
6.49 ACRES

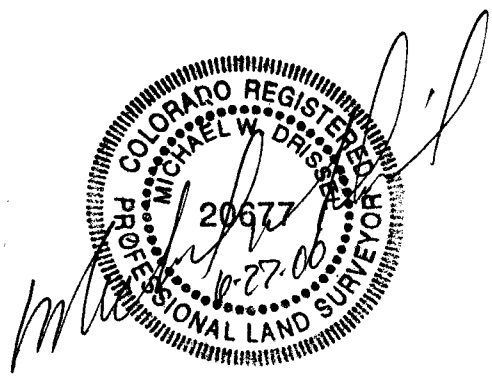
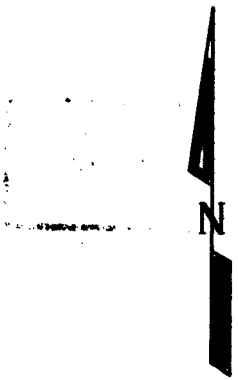
ADDITIONAL  
RIGHT-OF-WAY  
213 SQUARE FEET

SW 1/64 COR., SEC. 2  
MONUMENT FOUND  
IS N00°22'20"E, 0.88'  
FROM CALCULATED POSITION



**NORTHACRES ROAD**  
RIGHT-OF-WAY, VARIES

C-S 1/16 COR.  
SEC. 2



SCALE 1" = 40'

**D H SURVEYS, INC.**  
970-245-8749  
JOB #766-03-01