

AND93275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: THE ANDREW CHRISTENSEN FAMILY
LIMITED PARTNERSHIP BY: SANDRA J. CHRISTENSEN.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 251 27 1/2
ROAD RIGHT-OF-WAY FOR CORTLAND AVENUE ON THE WEST-SIDE OF 27
1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1643520 10:36 AM 06/24/93
MONIKA TODD CLK&REC MESA COUNTY CO
DBC NO FEE
May 27, 1993

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that THE ANDREW CHRISTENSEN FAMILY LIMITED PARTNERSHIP, a limited partnership, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has given and granted and by these presents does hereby give and grant unto the CITY OF GRAND JUNCTION, a Colorado home rule municipality, its successors and assigns forever a parcel of land for roadway and utilities right-of-way purposes situated in the Northwest Quarter of Section 1, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows: **GRANTEE ADDRESS 250 N. 5TH ST, 81501**

Considering the East line of the SE1/4 NW1/4 Section 1, Township 1 South, Range 1 West, U.M., to bear South 00°02'05" East and all bearings contained herein to be relative thereto:

COMMENCING at the NE corner of the SE1/4 NW1/4 Section 1, Township 1 South, Range 1 West, U.M.; thence North 89°52'00" West 30.00 feet along the North line of the SE1/4 NW1/4 of Section 1, Township 1 South, Range 1 West, U.M. to the Point of Beginning; thence South 00°02'05" West 30.00 feet; thence North 89°52'00" West 62.85 feet; thence North 81°49'51" West 81.33 feet; thence 60.94 feet along the arc of a non tangent curve to the right with a radius of 222.00 feet and whose chord bears North 72°00'28" West 60.75 feet; thence South 89°52'00" East 201.15 feet to the Point of Beginning, containing 4,466 sq. ft. as described.

Grantor hereby covenants with Grantee that it has a good title to the aforescribed premises; that it has good and lawful right to grant the aforescribed parcel of land; that it will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 17 day of June, 1993.

The Andrew Christensen Family Limited Partnership

Attest:

Sandra J. Christensen
Sandra J. Christensen

STATE OF UTAH)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 17th day of JUNE, 1993, by **Sandra J. Christensen** as Partner of **The Andrew Christensen Family Limited Partnership**, a Limited Partnership.

My commission expires: Aug 5 1995

Witness my hand and official seal.

David E. Edwards
Notary Public

