

ARN07235

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF PROPERTY OWNER
OR GRANTOR OR GRANTEE: JAMES R. ARNOTT AND PATRICIA C. ARNOTT,
AS JOINT TENANTS

PURPOSE: ROAD RIGHT-OF-WAY PURPOSES

ADDRESS: 747 23 ½ ROAD – CONTECH OFFICE TRAILER

PARCEL NO: 2701-323-00-091

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2007

EXPIRATION: NONE

DESTRUCTION: NONE

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

WARRANTY DEED

James R. Arnott and Patricia C. Arnott as Joint Tenants, Grantors, whose address is 2669 Paradise Drive, Grand Junction, CO, 81506, for and in consideration of Ten Dollars and 00/100, (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to **The City of Grand Junction, Grantee**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A parcel of land for road Right-of-Way purposes, situate in the NE 1/4 SW 1/4 and the SE 1/4 NW 1/4 of Section 32, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of said Section 32, the basis of bearing being S00°02'21"W to the C-S 1/16 corner;
thence S89°57'26"W a distance of 20.00 feet to the point of beginning;
thence S00°02'21"W a distance of 250.16 feet;
thence S89°59'52"W a distance of 35.00 feet;
thence N00°02'21"E a distance of 250.14 feet;
thence N00°01'06"E a distance of 55.99 feet to the southerly right-of-way line of Interstate 70;
thence S89°43'28"E a distance of 35.00 feet along said right-of-way;
thence S00°01'06"W a distance of 55.80 feet to the point of beginning.

Said right-of-way contains 10,708.00 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 Grantors hereby covenanting that they 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 25th day of JULY, 2007.

James R. Arnott
James R. Arnott
Patricia C. Arnott
Patricia C. Arnott

State of Colorado)
)ss.
County of Mesa)

*under duress
PCA*

The foregoing instrument was acknowledged before me this 25th day of July, 2007 by James R. Arnott and Patricia C. Arnott as Joint Tenants.

My commission expires 10/29/2009.

Witness my hand and official seal.

Gayleen Henderson
Notary Public

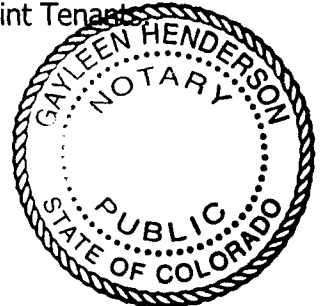
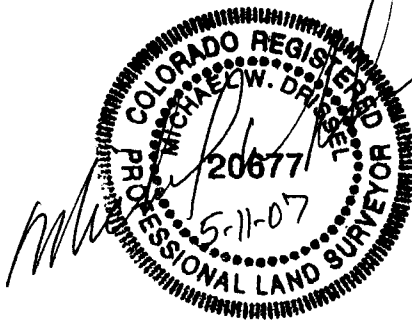
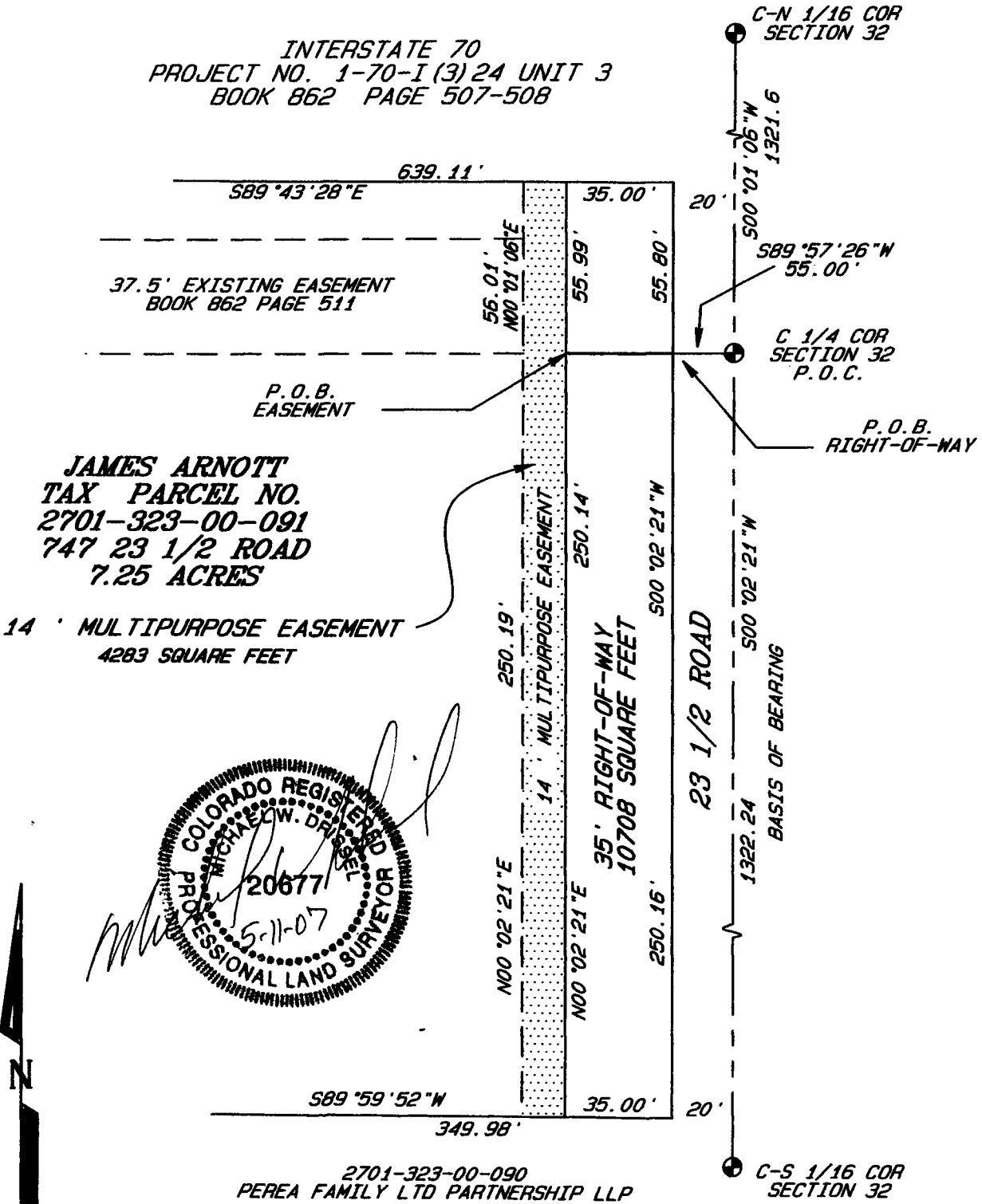


EXHIBIT A

INTERSTATE 70
 PROJECT NO. 1-70-I(3)24 UNIT 3
 BOOK 862 PAGE 507-508



SCALE 1" = 50'
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

D H SURVEYS, INC.
 970-245-8749
 JOB #1009-07-01