

AZC06MNM

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	MARTIN AND DONNA L. AZCARRAGA
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT- OF-WAY PURPOSES
ADDRESS:	SEE EXHIBIT "A"
PARCEL NO.:	2945-292-00-014
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2300771 BK 4091 PG 311-312
02/08/2006 02:51 PM
Justice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

SPECIAL WARRANTY DEED

THIS DEED, dated this 8th day of FEBRUARY, 2006, between MARTIN AZCARRAGA and DONNA L. AZCARRAGA, whose legal address is 2323 River Road, Grand Junction, County of MESA, State of COLORADO 81505, grantors, and THE CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, grantee:

NO DOCUMENTARY FEE
REQUIRED

WITNESS, that the grantors, for and in consideration of the sum of THREE THOUSAND ONE HUNDRED SIXTY and 00/100 DOLLARS (\$3,160.00), the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado, described as follows:

A tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantors, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, its successors and assigns forever. The grantors, for themselves and for their heirs, successors and assigns, do covenant, grant, bargain, and agree to and with the grantee, its successors and assigns, that at the time of the ensembling and delivery of these presents, grantors are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever.

The grantors shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee, its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof by, through or under grantors.

IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

Martin Azcarraga
MARTIN AZCARRAGA

Donna L. Azcarraga
DONNA L. AZCARRAGA

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 8th day of FEBRUARY, 2006, by MARTIN AZCARRAGA and DONNA L. AZCARRAGA.

My commission expires: 5/11/2006
Witness my hand and official seal.

Tim Woodmansee
Notary Public



WHEN RECORDED RETURN TO:
H.C. PECK & ASSOCIATES, INC.
ATTN: TIM WOODMANSEE
2529 HIGH COUNTRY COURT
GRAND JUNCTION, CO 81501

EXHIBIT A

A parcel of land for road purposes, situate in the Northwest Quarter of the Northwest Quarter of Section 29, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at a point on the South line of the Northwest Quarter of the Northwest Quarter of Section 29, Township 1 South, Range 1 West of the Ute Meridian which bears South $89^{\circ}34'41''$ East, a distance of 773.70 feet from the Southwest corner of said Northwest Quarter of the Northwest Quarter of Section 29, and considering the bearing between said Southwest corner and the Southeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29 to bear South $89^{\circ}34'41''$ East with all bearings contained herein relative thereto; thence continuing along said line South $89^{\circ}34'41''$ East, a distance of 121.40 feet; thence leaving said line North $61^{\circ}23'48''$ East, a distance of 110.48 feet to the East property line; thence along said East line North $00^{\circ}05'22''$ West, a distance of 82.29 feet; thence leaving said East line along an 1145.92 foot radius curve concave to the Southeast; thence along said curve an arc distance of 256.81 feet, through a central angle of $12^{\circ}50'26''$, the chord of which bears South $58^{\circ}23'54''$ West, a distance of 256.27 feet to the point of beginning.

Containing 13472 square feet 5602 square feet of which are in the present road.

Current Parcel Number: 2945-292-00-014