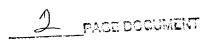
AZC06MNT

. .. .. .. .. ..

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (SPECIAL WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	MARTIN AND DONNA L. AZCARRAGA
PURPOSE:	29 ROAD CORRIDOR
ADDRESS:	SEE EXHIBIT "A"
PARCEL NO.:	2945-292-00-014
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE



2300772 5K 4091 PG 313-314 02/08/2006 02:51 PM Danice Ward CLK&REC Mesa County, CD SecFee \$10.00 SurChs \$1.00 DocFee EXEMPT

## SPECIAL WARRANTY DEED

NO DOCUMENTARY FEE REQUIRED

THIS DEED, dated this <u>Standard</u> day of <u>JEBRUARY</u>, 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 5<sup>th</sup> Street, Grand Junction, Colorado 81501, grantee:

WITNESS, that the grantors, for and in consideration of the sum of ONE THOUSAND FIFTY and 00/100 DOLLARS (\$1,050.00), 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:

## See 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 ensealing 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, it's 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 AZCARRAGÀ

)ss

STATE OF COLORADO

COUNTY OF MESA

Donna K Circariaga DONNA L. AZCARRAGA

The foregoing instrument was acknowledged before me this  $\mathcal{S}^{\prime 2}$  day of  $\mathcal{Ferral}$ , 2006, by MARTIN AZCARRAGA and DONNA L. AZCARRAGA.

My commission expires: 5/11/200CWitness my hand and official seal.

lim Woodmance

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 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°34′41″ East, a distance of 895.10 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°34′41″ East with all bearings contained herein relative thereto; thence continuing along said line South 89°34′41″ East, a distance of 97.09 feet to the East property line; thence along said East line North 00°05′22″ West, a distance of 53.61 feet; thence leaving said East line South 61°23′48″ West, a distance of 110.48 feet to the point of beginning.

Containing 2602 square feet.

Current Parcel Number: 2945-292-00-014