

BEL02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WILLIAM BELGER AND ARLENE M. BELGER AS TRUSTEES FOR THE WILLIAM AND ARLENE M. BELGER TRUST DATED OCTOBER 9, 1981

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 416 INDEPENDENT AVENUE, GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

PARCEL NO: 2945-104-00-078

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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

Book 3047 Page 977

2047723 03/27/02 1140AM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

2 PAGE DOCUMENT

SPECIAL WARRANTY DEED

William Belger and Arlene M. Belger as Trustees for the William and Arlene M. Belger Trust dated October 9, 1981, Grantors, for and in consideration of the sum of Two Hundred Sixty-Two and 50/100 Dollars (\$262.50), 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, 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 certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of said Section 10, and considering the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10 to bear N 89°56'21" W with all bearings contained herein being relative thereto; thence N 89°56'21" W, along the said South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 1118.00 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line, N 89°56'21" W a distance of 105.00 feet; thence N 00°03'39" E a distance of 1.00 foot; thence S 89°56'21" E a distance of 105.00 feet; thence S 00°03'39" W a distance of 1.00 foot, more or less, to the POINT OF BEGINNING.

Containing 105.00 square feet (0.0024 Acres), 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 claiming by, through or under Grantors.

Executed and delivered this 18 day of March, 2002.

William Belger, Co-Trustee
William Belger, Co-Trustee

Arlene M. Belger, Co-Trustee
Arlene M. Belger, Co-Trustee

State of Colorado)
)ss.
County of Garfield)

The foregoing instrument was acknowledged before me this 18th day of March, 2002, by William Belger and Arlene M. Belger as Trustees for the William and Arlene M. Belger Trust dated October 9, 1981.

My commission expires 11-01-2004.
Witness my hand and official seal.

Carolyn Brown
Notary Public



EXHIBIT "A"

2945-104-00-078
 WILLIAM AND ARLENE M. BELGER
 2423 MEADOW LARK LN. UNIT 8
 GLENWOOD SPRINGS, CO 81601

416 INDEPENDENT AVE.
 GRAND JUNCTION, CO 81505
 R.O.W. AREA = 105 SF

30' INGRESS/EGRESS
 EASEMENT (BK 1240, PG 877)

5' US WEST COMMUNICATIONS
 TELECOMMUNICATIONS EASEMENT
 (BK 2158, PG 256)

NW CORNER
 SE 1/4 SE 1/4
 SEC 10, T1S, R1W,
 U.M.

N 0°03'39" E
 1.00' FIN

SOUTH LINE NE 1/4, SE 1/4
 SEC 10, T1S, R1W, U.M.
 N 89°56'21" W
 (BASIS OF BEARING)

S 0°03'39" W
 1.00'

N 89°56'21" W
 1118.00'

POINT OF
 COMMENCEMENT
 SE CORNER
 NE 1/4 SE 1/4
 SEC 10, T1S, R1W,
 U.M.

INDEPENDENT AVENUE

RIGHT OF WAY

POINT OF BEGINNING

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

RECORDER NOTE: POOR QUALITY DOCUMENT
 PROVIDED FOR REPRODUCTION

DRAWN BY: JCS
 DATE: 10-10-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO. ROW.DWG

INDEPENDENT AVENUE
 RIGHT-OF-WAY DESCRIPTION MAP

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION