

BER94NTH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY DEED)

NAME OF AGENCY OR CONTRACTOR: RONALD K. BERRY AND MAXINE J.
BERRY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: NORTH AVE
FOR RIGHT OF WAY PURPOSES AT 2890 NORTH AVE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2896
No. Ave.

WARRANTY DEED

THIS DEED, Made this 31st day of May

BOOK 2079 PAGE 600

1994, between Ronald K Berry and Maxine J Berry

1685841 02:30 PM 06/15/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

of the * County of Mesa and State of _____

Colorado, grantor, and THE CITY OF GRAND JUNCTION,
A MUNICIPAL CORPORATION

whose legal address is 250 N. 5th Street

of the GRAND JUNCTION 81501 County of Mesa and State of Colorado, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of (\$10.00)

DOLLARS,

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs 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 Schedule C attached hereto and incorporated herein by this reference.~~

The West 5 feet of the North 100 feet of the South 295 feet of the following described tract of land: the west 110 feet of the West 1/2 SE 1/4 SE 1/4 SE 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian.

as known by street and number as: For roadway and right of way purposes.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and 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 grantor, 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, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has 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 soever, except None

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

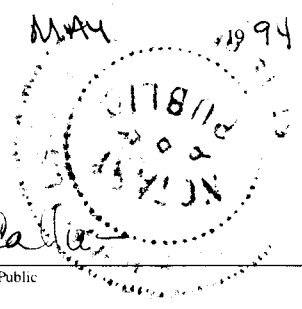
Ronald K Berry
Maxine J Berry

STATE OF COLORADO
County of _____ } ss.

The foregoing instrument was acknowledged before me this 31st day of MAY 1994 by RONALD K BERRY & MAXINE J BERRY

My commission expires Feb. 21 1998. Witness my hand and official seal.

Shelley McCallie
Notary Public



*If in Denver, insert "City and _____"
Name and Address of Person Creating Newly Created Legal Description (§ 38-35-106.5, C.R.S.)