

BER99MEL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

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

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: FOR INSTALLATION
OPERATION MAINTENANCE AND REPAIR FOR PUBLIC ROADWAY AND PUBLIC UTILITIES FOR
MELODY LANE, NORTH OF NORTH AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

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Ronald K. Berry and Maxine J. Berry, Grantors, for and in consideration of the installation, operation, maintenance and repair of a public roadway and appropriate public utilities, the receipt and sufficiency of which is hereby acknowledged, hereby 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 (SE1/4 SE1/4 SE1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the West line of the SE1/4 SE1/4 SE1/4 of said Section 7 to bear N 00°00'00" W with all bearings contained herein being relative thereto; thence N 00°00'00" W along the West line of said SE1/4 SE1/4 SE1/4 a distance of 295.00 feet to a point; thence leaving the West line of said SE1/4 SE1/4 SE1/4, S 89°51'26" E a distance of 15.00 feet to a point on the East right-of-way line for Melody Lane and the **True Point of Beginning**; thence S 89°51'26" E a distance of 5.00 feet; thence N 00°00'00" W a distance of 100.00 feet; thence N 89°51'26" W a distance of 5.00 feet; thence S 00°00'00" E a distance of 100.00 feet to the Point of Beginning, containing 500.0 square feet as described.

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 18th day of January, 1999.

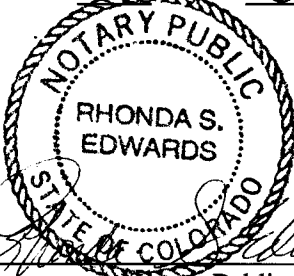
Ronald K. Berry
Ronald K. Berry

Maxine J. Berry
Maxine J. Berry

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 18th day of January, 1999, by Ronald K. Berry and Maxine J. Berry.

My commission expires September 20, 2001.
Witness my hand and official seal.


Rhonda S. Edwards
Notary Public