

BGS46RCE

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY - SPECIAL)

NAME OF AGENCY OR CONTRACTOR: THE BIGGS KURTZ HARDWARE
COMPANY (CLINTON A. BIGGS, SECRETARY, AND C.H. BIGGS,
PRESIDENT)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RICE
STREET, LOT 8 AND 3' OF LOT 7, MOBLEYS SUBDIVISION, FOR
RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1946

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS DEED, Made this 11th day of July in the year of our Lord one thousand nine hundred and forty-six between THE BIGGS KURTZ HARDWARE COMPANY a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and THE CITY OF GRAND JUNCTION of the County of Mesa and State of Colorado, of the second part;

WITNESSETH, That the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations-----Dollars, to the said party of the first part, in hand paid by the said part Y of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, convey and confirm unto the said part Y of the second part, its successors heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

All of Lot 8 and the west .3 feet of Lot 7, Block 5, Richard D. Mobley's First Subdivision; also beginning at a point 20 feet west and 40 feet north of the northwest corner of Lot 9, Block 5, Richard D. Mobley's First Subdivision as filed in plat Book 1 at page 22 of Mesa County records; thence south to a point 150 feet north of the north line of Main Street; thence east 4 feet; thence south 29 feet; thence east 30 feet; thence north 40 feet parallel to the east line of the Little Bookcliff Railroad Yards; thence North 30° west to a point 30 feet east of the east line of the Little Bookcliff Railroad Yards; thence north to a point 40 feet north of the northwest corner of Lot 9, Block 5, Richard D. Mobley's First Subdivision; thence west to point of beginning.

Subject to existing easements and rights-of-way. Said property to be used by the City for street purposes.

Together with all and singular the hereditaments and appurtenances thereunto 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 said party of the first part, 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 CITY OF GRAND JUNCTION the said part Y of the second part, its successors heirs and assigns forever.

And the said party of the first part, for itself and its successors covenants and agrees to and with the said part Y of the second part, its successors heirs and assigns, the above bargained premises in the quiet and peaceable possession of the said part Y of the second part, its successors heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, by, through or under the said party of the first part, to WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its secretary, the day and year first above written.

Attest: Clinton A. Biggs Secretary.

THE BIGGS KURTZ HARDWARE COMPANY By [Signature] President.

STATE OF COLORADO, County of M e s a } ss.

The within and foregoing instrument was acknowledged before me this 12 day of July, 1946, by C. H. Biggs the President and Clinton A. Biggs the Secretary of THE BIGGS KURTZ HARDWARE COMPANY.

Witness my hand and official seal.

My commission expires Robert E. Bishop Notary Public.

My Commission expires March 11, 1950

8-2-46
COMPARED
No. 448915
E. R.

SPECIAL WARRANTY DEED
CORPORATION

Biggs-Kurtz Home

RICE STREET R.O.W.
TO

City of Grand Junction

STATE OF COLORADO,
County of *MESA* } ss.

I hereby certify that this instrument was filed
for record in my office at *11¹⁵* o'clock
a. M., *JUL 17 1968*, 19*68*,
and is duly recorded in book *453*
page *84*

Ann M. Dunston Recorder.
By *Ann M. Dunston* Deputy.

Fees, \$ *1.00*

City Clerk
City of G. J.