

BIS04FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF PROPERTY OWNER OR GRANTOR: NORRICE ANN DERNER
BISHOP FURNITURE REMODEL

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-
OF-WAY PURPOSES

ADDRESS: 2460 F ROAD

PARCEL NO: 2945-044-00-060

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION: NONE

DESTRUCTION: NONE

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

2195540 BK 3669 PG 175-177
06/04/2004 04:01 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$15.00 SurChg \$1.00
DocFee EXEMPT

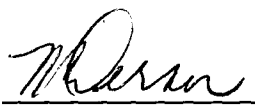
WARRANTY DEED

Norrice Ann Derner, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does 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, the following described tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

See Exhibit "A" and Exhibit "B" 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 Grantor hereby covenanting that she 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 4th day of June, 2004.

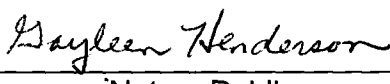


Norrice Ann Derner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of June, 2004, by Norrice Ann Derner.

My commission expires: 10/29/2005.
Witness my hand and official seal.



Notary Public



My Commission Expires 10/29/2005

EXHIBIT A

RIGHT-OF-WAY DESCRIPTION

A strip of land for additional road right-of-way located in the SW 1/4 SW 1/4 SE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being described as follows:

Commencing at the S 1/4 corner of said Section 4, the basis of bearing being N90°00'00"E to the southeast corner of said Section 4;
thence N90°00'00"E a distance of 417.50 feet
thence N00°10'40"E a distance of 50.00 feet to the northerly right-of-way of F Road as recorded in Book 1669 at Page 266 of the Mesa County records and the point of beginning;
thence N00°10'40"E a distance of 5.00 feet;
thence S90°00'00"E a distance of 242.25 feet;
thence S00°11'14"W a distance of 8.50 feet to said northerly right-of-way;
thence N90°00'00"W a distance of 235.26 feet along said northerly right-of-way;
thence N63°26'06"W a distance of 7.83 feet to the point of beginning.
Said parcel contains 2047 square feet, more or less.

This description was prepared by
Michael W. Drissel PLS
118 Ouray Ave.
Grand Junction, CO. 81501

EXHIBIT B

ADDITIONAL ROAD RIGHT-OF-WAY

