

BLA04255

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

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

NAME OF AGENCY OR CONTRACTOR: LEE ANN BLANEY

ADDRESS: 1834 MINNOW DRIVE - LOT 5 OF BLOCK 7
OF WEST LAKE PARK SUBDIVISION

PARCEL #: 2945-104-02-007

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

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

2176990 BK 3587 PG 764-765
02/13/2004 03:39 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee \$0.09

WARRANTY DEED

Lee Ann Blaney, Grantor, for and in consideration of the sum of Nine Hundred Sixty-one and 80/100 Dollars (\$961.80) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 for right of way purposes lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 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 and being a portion of Lot 5, Block 7, Plat of West Lake Park Subdivision, as same is recorded in Plat Book 7, Page 91 of the Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 5 and assuming the North line of the NW 1/4 SE 1/4 of said Section 10 bears N 89°56'32" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°56'32" W along the North line of said Lot 5, being a line 30.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 10, a distance of 15.53 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 83°27'41" W a distance of 74.96 feet, more or less, to a point on the West line of said Lot 5, also being the East right of way for Minnow Drive as same is shown on said Plat of West Lake Park Subdivision ; thence N 00°03'26" E along the West line of said Lot 5, a distance of 8.61 feet, more or less, to a point being the Northwest corner of said Lot 5; thence S 89°56'32" E along the North line of said Lot 5, a distance of 74.47 feet, more or less, to the Point of Beginning.

CONTAINING 320.6 Square Feet, 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 Grantor hereby covenants 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 11th day of February, 2004.

Lee Ann Blaney

Lee Ann Blaney

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of February, 2004, by Lee Ann Blaney.

My commission expires 3.3.05.
Witness my hand and official seal.

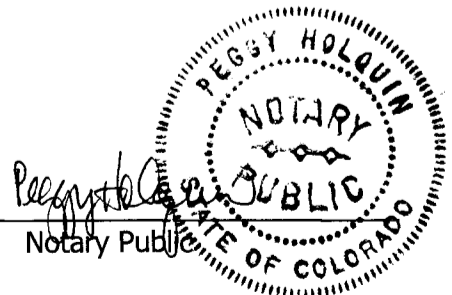
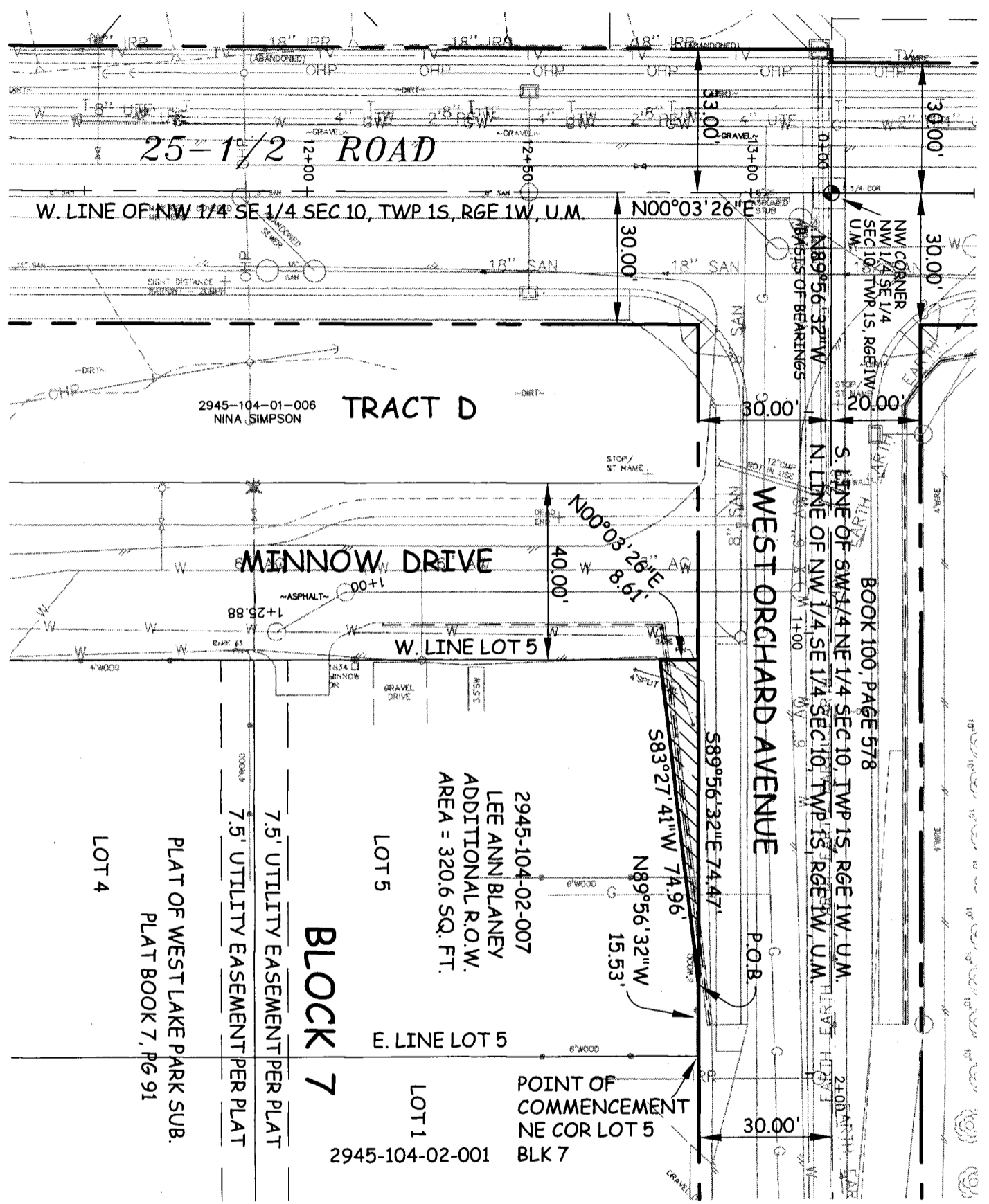


EXHIBIT "A"



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 a means for establishing or verifying property boundary lines.

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

DRAWN BY: P.T.K.
DATE: 01-01-2004
SCALE: 1" = 30'
APPR. BY: TW

25.5 ROAD
ADDITIONAL RIGHT OF WAY

LEE ANN BLANEY
2945-104-02-007

CITY OF **grand junction** COLORADO
serving the community together

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