

BLO95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: LARRY G. BLOCK AND TERESA A.
BLOCK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 525 28 1/4
ROAD, PARCEL NO. 2943-073-00-084 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1710826 02:36 PM 03/06/95
MONIKA TODD CLK&REC MESA COUNTY CO
DDC EXEMPT

THIS INDENTURE is made and entered into this 3rd day of March, 1995, by and between LARRY G. BLOCK and TERESA A. BLOCK (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantees").

WITNESSETH :

That said Grantors, for and in consideration of the sum of One Hundred Forty-Eight and 27/100 Dollars (\$148.27) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 121 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 121 of City of Grand Junction 28 $\frac{1}{4}$ Road Project containing 148.27 square feet (0.003 +- acres), situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Northeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 and considering the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section bears S 02°05'00" W with all bearings contained herein being relative thereto; thence N 88°01'44" W along the North line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 a distance of 30.0 feet; thence S 02°05'00" W a distance of 30.0 feet to the intersection of the West right-of-way for 28 $\frac{1}{4}$ Road with the South right-of-way for Elm Avenue and the True Point of Beginning;

Thence N 88°01'44" W along the South right-of-way for Elm Avenue a distance of 16.52 feet;
Thence leaving said right-of-way line, S 38°53'08" E a distance of 11.65 feet;
Thence S 45°17'08" E a distance of 12.07 feet to a point on the West right-of-way for 28 $\frac{1}{4}$ Road;
Thence N 02°05'00" E along the West right-of-way for 28 $\frac{1}{4}$ Road a distance of 17.0 feet to the True Point of Beginning.

The above described parcel of land contains 148.27 square feet (0.003+- acres) as 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 thereto belonging or in any wise 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

Larry G Block

Larry G. Block

Teresa A Block

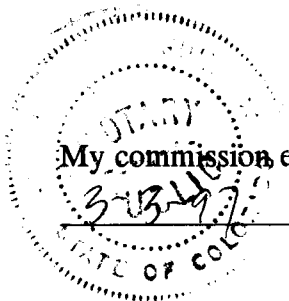
Teresa A. Block

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of March, 1995, by Larry G. Block and Teresa A. Block.

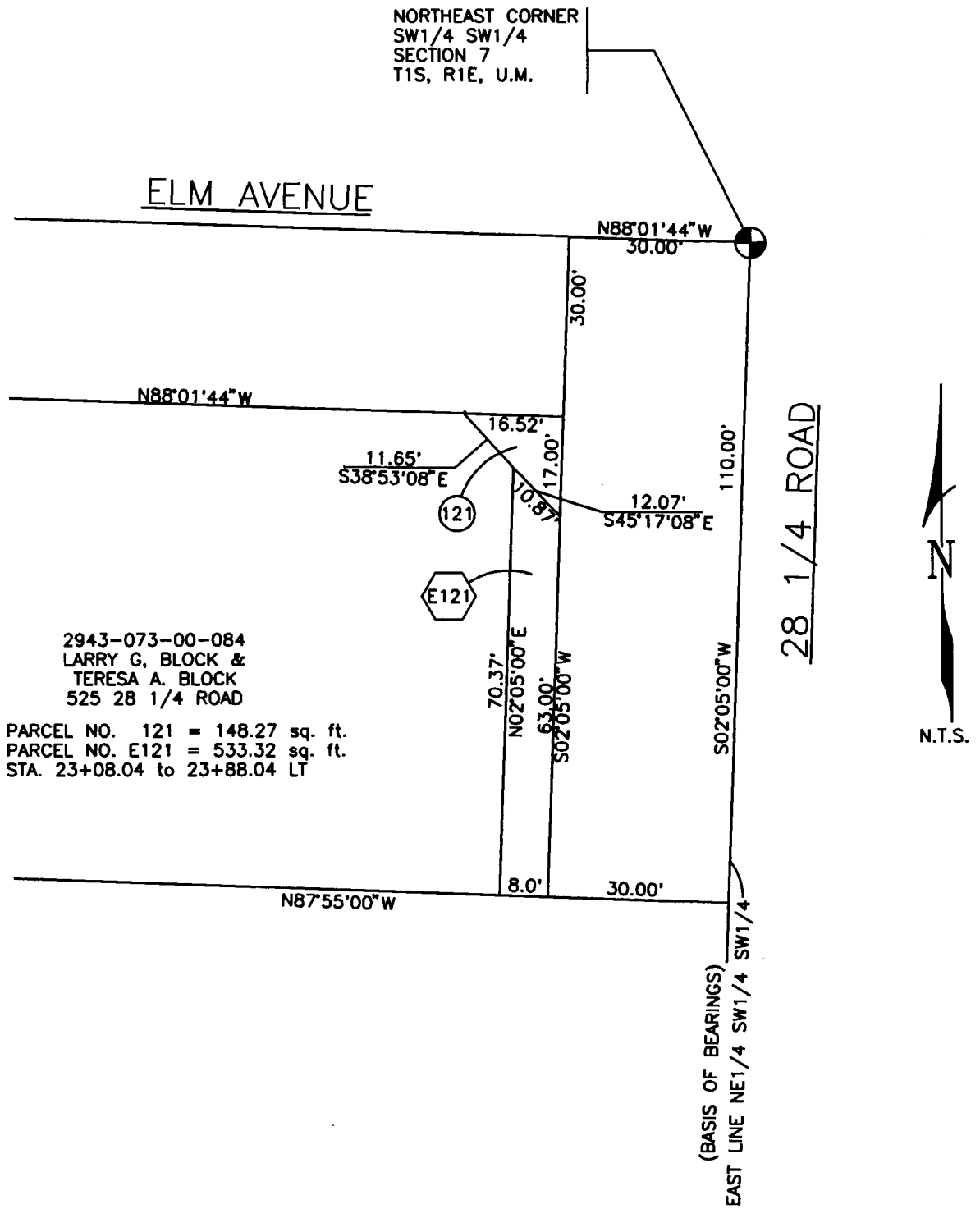
Robert Adquin

Notary Public



The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



R.O.W. DESCRIPTION MAP
121 & E121
PARCEL NO. STA. 23+08.04 to 23+88.04 LT.
APPROVED _____
DATE _____ DRAWN BY C.L.M. 12/21/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.