

BOY04245

TYPE OF RECORD: PERMANENT

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

NAME OF CONTRACTOR: WILLIAM C BOYDSTUN AND DIANA L BOYDSRUN

SUBJECT/PROJECT: A RIGHT-OF-WAY FOR AND UTILITY PURPOSES
LOCATED AT 24 ½ ROAD AND G ROAD, 2454 G ROAD

TAX PARCEL #: 2701-334-13-001

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2203255 BK 3699 PG 994-995
07/21/2004 10:47 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

William C. Boydston and Diana L. Boydston, Joint Tenants, Grantors, for and in consideration of the sum of One Thousand Five Hundred Ninety-Four and 11/100 Dollars (\$1,594.11), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 road Right of Way and Utility purposes lying in the Southeast Quarter (SE 1/4) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of Lot One, Plat of Boydston Minor Subdivision, as same is recorded in Plat Book 13, Page 455, Public Records of Mesa County, Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot One, Plat of Boydston Minor Subdivision, and assuming the West line of said Lot One bears N 00°03'12" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°03'12" W along the West line of said Lot One, a distance of 77.00 feet; thence N 89°56'48" E, a distance of 5.00 feet; thence S 00°03'12" E along a line 5.00 feet East of and parallel to, the West line of said Lot One, a distance of 37.00 feet; thence S 40°37'05" E a distance of 46.14 feet; thence S 89°57'53" E along a line 5.00 feet North of and parallel to, the South line of said Lot One, a distance of 43.00 feet; thence S 00°02'07" W, a distance of 5.00 feet to a point on the South line of said Lot One; thence N 89°57'53" W along said South line, a distance of 78.00 feet, more or less, to the Point of Beginning.

CONTAINING 1,275.29 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 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 19 day of July, 2004.

William C. Boydston
William C. Boydston

Diana L. Boydston
Diana L. Boydston

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 19th day of July, 2004, by William C. Boydston and Diana L. Boydston.

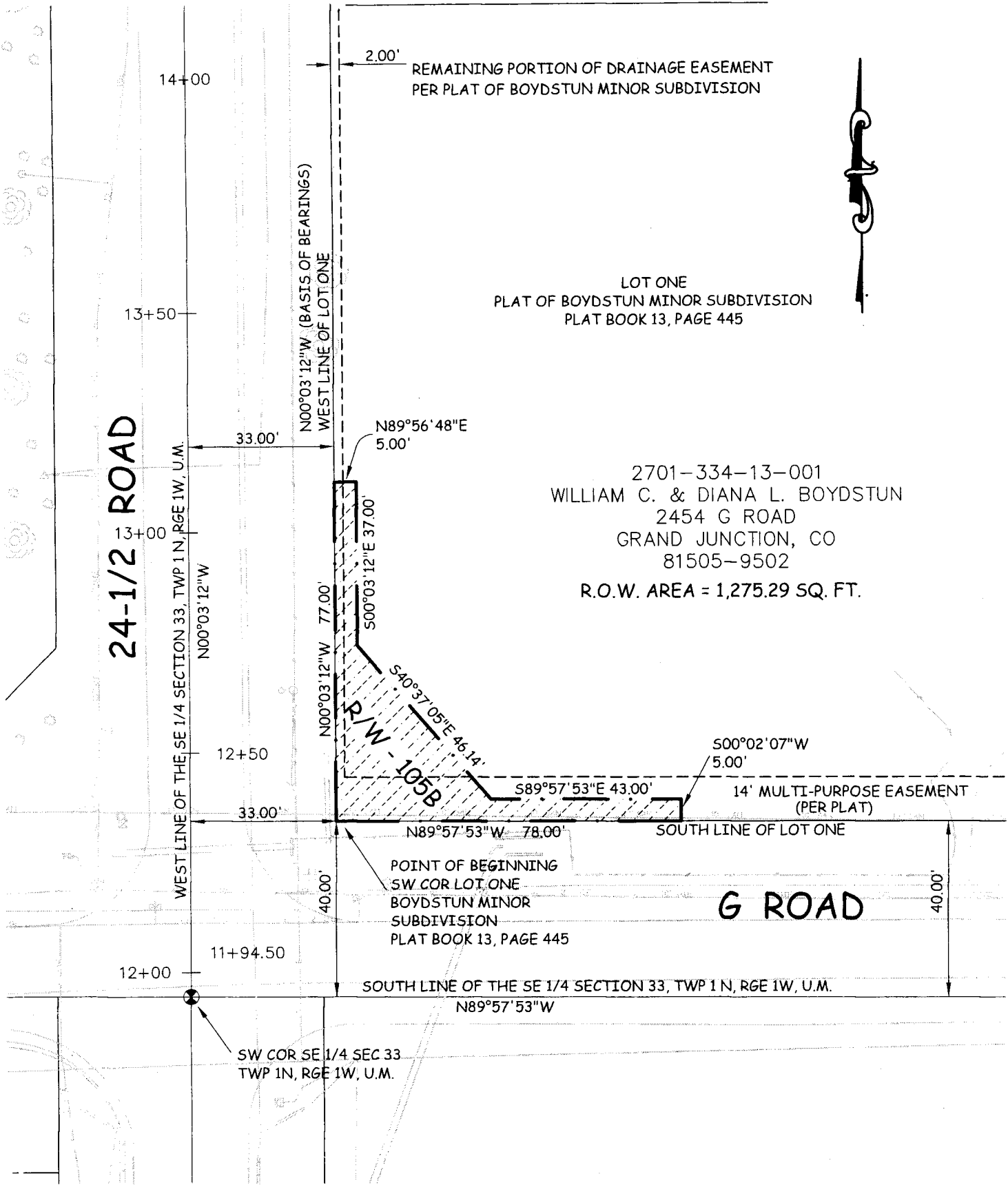
My commission expires 3.3.05.
Witness my hand and official seal.

Peggyth O...
Notary Public



Prepared By: Peter T. Krick, Professional Land Surveyor for the City of Grand Junction, 250 N 5th Street, Grand Junction, CO 81501
Project No. SHO-M555-020/Project Code 14407

EXHIBIT "A"



2701-334-13-001
 WILLIAM C. & DIANA L. BOYDSTUN
 2454 G ROAD
 GRAND JUNCTION, CO
 81505-9502
 R.O.W. AREA = 1,275.29 SQ. FT.



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.

DRAWN BY: P.T.K.
 DATE: 11-07-2003
 SCALE: 1" = 30'
 APPR. BY: TW

24-1/2 RD AND G ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2701-334-13-001

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE DIVISION
 CITY OF GRAND JUNCTION