

BRA0126R

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: DALE BRANDON AND SHERRY BRANDON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 833 26 ROAD,
GRAND JUNCTION

PARCEL NO.: 2945-094-00-150

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2

PAGE DOCUMENT

WARRANTY DEED

Dale Brandon and Sherry Brandon, Grantors, for and in consideration of the sum of One Thousand and 00/100 Dollars (\$1,000.00), 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:

Commencing at the East 1/4 Corner of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the Northeast 1/4 of the Southeast 1/4 (NE 1/4 SE 1/4) of said Section 9 to bear S 00°02'50" E with all bearings contained herein being relative thereto; thence S 89°55'50" W along the north line of the NE 1/4 SE 1/4 of said Section 9 a distance of 30.00 feet to a point on the west right-of-way line for 25 Road; thence S 00°02'50" E along the west right-of-way line for 25 Road a distance of 295.29 feet to the True Point of Beginning; thence S 00°02'50" E along the west right-of-way line for 25 Road a distance of 111.68 feet to a point on the northerly right-of-way line for U.S. Highway 6 & 50 as described by instrument recorded in Book 913 at Page 145 in the office of the Mesa County Clerk and Recorder; thence S 67°35'05" W along the northerly right-of-way line for U.S. Highway 6 & 50 a distance of 2.48 feet; thence leaving said right-of-way line, N 09°36'52" E a distance of 7.60 feet; thence N 00°02'50" W a distance of 105.13 feet; thence N 89°57'10" E a distance of 1.00 feet to the Point of Beginning, containing 116.30 square feet 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 12th day of June, 2001.

Dale Brandon
Dale Brandon

Sherry Brandon
Sherry Brandon

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12th day of June, 2001, by Dale Brandon and Sherry Brandon.

My commission expires 10-11-04
Witness my hand and official seal.

John Adams
Notary Public

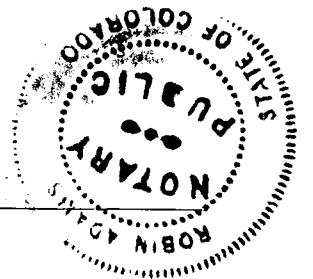


EXHIBIT "A"

E 1/4 CORNER
SECTION 9
T1S, R1W, U.M.

NORTH LINE OF THE NE 1/4 SE 1/4 OF SECTION 9

S89°55'50"W
30.00'

POINT OF COMMENCEMENT

TROLLEY COURT

25 ROAD

2945-094-00-150
DALE/ SHERRY BRANDON
833 26 ROAD
RIGHT OF WAY AREA = 116.30 SQ.FT.

S00°02'50"E

295.29'

R.O.W.

EAST LINE OF THE NE 1/4 SE 1/4 OF SECTION 9

S00°02'50"E

N89°57'10"E
1.00'

POINT OF BEGINNING

105.13'

116.30 sq.ft.

S00°02'50"E

111.88'

N00°02'50"W

N09°36'52"E
7.60'

S67°35'08"W
2.45'

P.O.W.
SR 913
P.145

EXISTING EDGE OF ASPHALT

EXISTING EDGE OF ASPHALT

EXISTING EDGE OF ASPHALT

EXISTING EDGE OF ASPHALT



DRAWN BY: SRP
DATE: 2-13-2001
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: 25ROAD16.DWG

RIGHT-OF-WAY DESCRIPTION MAP

25 ROAD

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION