

BRE95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: LEO D. BREWER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 520 28 1/4  
ROAD, PARCEL NO. 2943-073-00-087 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1709899 03:12 PM 02/24/95  
MONIKA TODD CLK&REG MESA COUNTY CO  
DOC EXEMPT

THIS INDENTURE is made this 23rd day of Feb, 1995, by and between LEO D. BREWER (hereinafter referred to as "Grantor") 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 "Grantee").

W I T N E S S E T H :

That said Grantor, for and in consideration of the sum of Five Hundred Sixty One and 69/100 Dollars (\$561.69) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 114 of City of Grand Junction 28 $\frac{1}{4}$  Road Improvement Project for Roadway and Utilities Right-of-Way purposes lying, being and situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

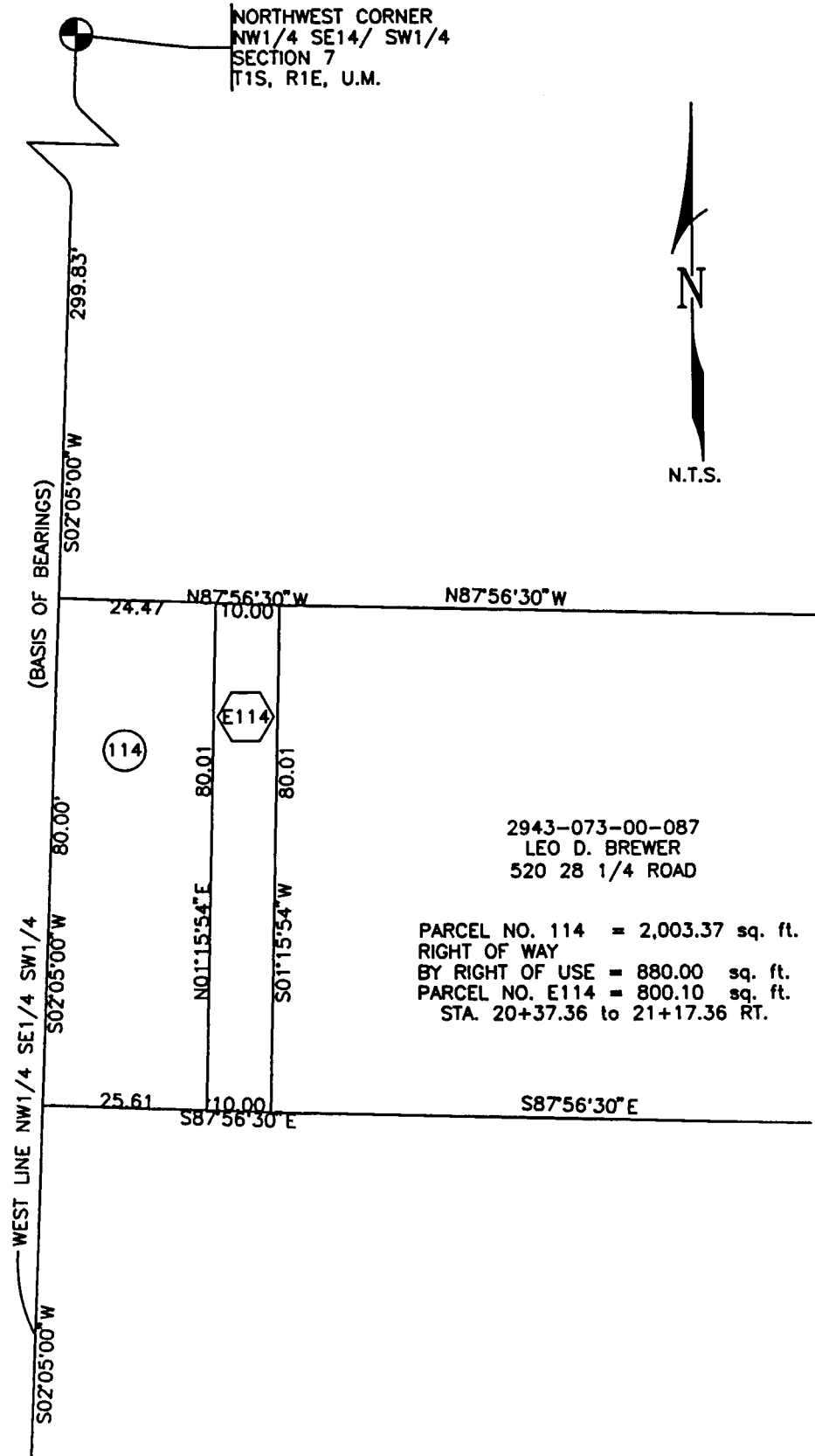
Beginning at a point on the West line of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 7, Township 1 South, Range 1 East of the Ute Meridian from whence the Northwest Corner of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7 bears N 02°05'00" E a distance of 379.83 feet with all bearings contained herein being relative thereto;  
Thence S 87°56'30" E a distance of 25.61 feet;  
Thence N 01°15'54" E a distance of 80.01 feet;  
Thence N 87°56'30" W a distance of 24.47 feet to a point on the West line of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7;  
Thence S 02°05'00" W along the West line of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$  of said Section 7 a distance of 80.0 feet to the True Point of Beginning,

containing 2,003.37 square feet, of which 880.0 square feet is right-of-way for 28 $\frac{1}{4}$  Road by right of use 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 Grantor hereby covenanting that he 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.

EXHIBIT "A"

28 1/4 ROAD



R.O.W. DESCRIPTION MAP  
114 & E114  
PARCEL NO. STA. 20+37.36 to 21+17.36 RT.  
APPROVED *Jim Woodmansee*  
DATE \_\_\_\_\_ DRAWN BY C.L.M. 12/28/94

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