

BRO0826D

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	ANDREW M. BROCK AND BRENDA CAPPO BROCK
PURPOSE:	26 ROAD BRIDGE REPLACEMENT
ADDRESS:	636 26 ROAD
PARCEL NO.:	2945-023-00-011
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WARRANTY DEED

This Warranty Deed made this 15 day of May, 2008 by and between **Andrew M. Brock and Brenda Cappo Brock, as Joint Tenants, Grantors**, for and in consideration of One Thousand Seven Hundred Sixty-Two and 30/100 Dollars, (\$1,762.30) and other good and valuable consideration, 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, Grantee**, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land situated in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 2, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of the NW 1/4 SW 1/4 of said Section 2 and assuming the Westerly line of the NW 1/4 SW 1/4 of said Section 2 to bear N00°02'48"E with all bearings contained herein relative thereto; thence N00°02'48"E along the Westerly line of the NW 1/4 SW 1/4 of said Section 2 a distance of 676.76 feet to the Southwest corner of that certain parcel of land described in Book 4557, Page 226 of the Mesa County, Colorado public records; thence N71°54'00"E along the Southerly line of said parcel a distance of 19.99 feet to the Point of Beginning; thence N00°02'48"E along a line being 19.00 feet East of and parallel with the Westerly line of the NW 1/4 SW 1/4 of said Section 2 a distance of 31.00 feet; thence S89°57'12"E a distance of 11.00 feet; thence S00°02'48"W a distance of 27.39 feet to a point on the Southerly line of said parcel; thence S71°54'00"W along the Southerly line of said parcel a distance of 11.58 feet to the Point of Beginning.

Said parcel contains 321 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 covenanting that it 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 15 day of May, 2008.

[Signature]
Andrew M. Brock

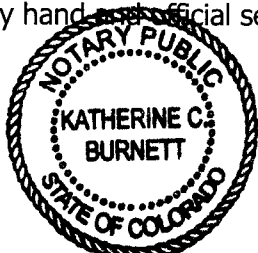
[Signature]
Brenda Cappo Brock

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 15 day of May, 2008, by Andrew M. Brock and Brenda Cappo Brock, as Joint Tenants.

My commission expires 3-5-11.

Witness my hand and official seal.



[Signature]
Notary Public

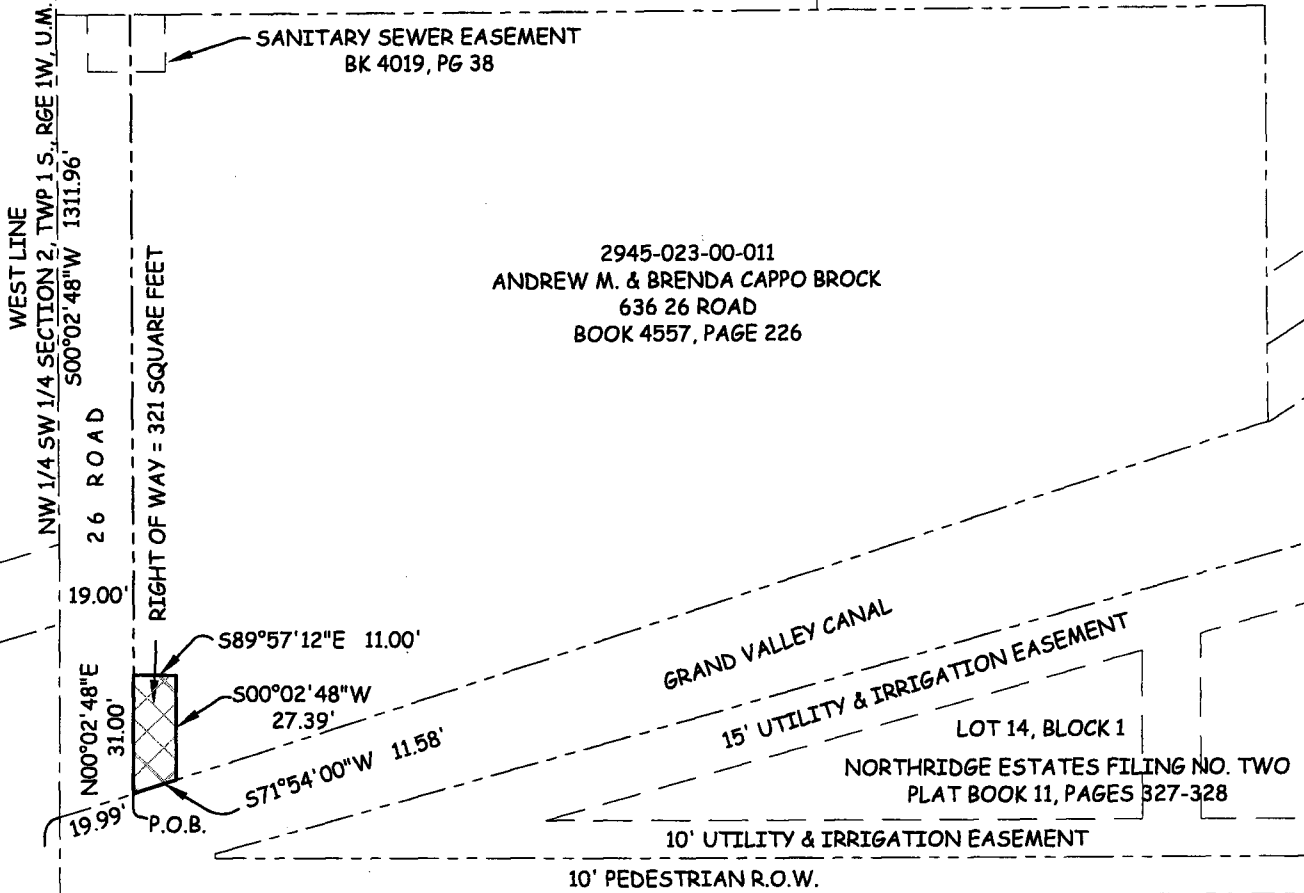
EXHIBIT "A"

30' R.O.W.
BOOK 955, PAGE 544

KNOLL RIDGE SUBDIVISION
PLAT BOOK 11, PAGE 313

2945-023-00-044

LOT TWO



2945-023-00-011
ANDREW M. & BRENDA CAPPO BROCK
636 26 ROAD
BOOK 4557, PAGE 226

LOT 14, BLOCK 1
NORTH RIDGE ESTATES FILING NO. TWO
PLAT BOOK 11, PAGES 327-328

N00°02'48"E 676.76'

2945-023-00-016

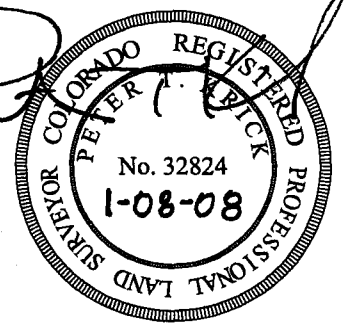
P.O.C.
SW CORNER
NW 1/4 SW 1/4
SECTION 2
TWP. 1S, RGE 1W U.M.

ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 50 ft.
Lineal Units = U.S. Survey Foot



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: TLP
DATE: 1-08-08
SCALE: 1" = 50'
APPR. BY: PTK

**RIGHT OF WAY EXHIBIT
26 ROAD BRIDGE REPLACEMENT**

2945-023-00-011

