

BRO971ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: ILENE P. BROWN AND CHARLES F. BROWN

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2135 NORTH FIRST STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1804854 0339PM 07/07/97
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

3

WARRANTY DEED

Ilene P. Brown and Charles F. Brown, Grantors, for and in consideration of the sum of Two Thousand Seven Hundred Sixty Nine and 30/100 Dollars (\$2,769.30), the receipt and sufficiency of which is hereby acknowledged, 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northeast Corner of the South Half of the North Half of the Southeast 1/4 of the Northeast 1/4 (S1/2 N1/2 SE1/4 NE1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE1/4 NE1/4 of said Section 10 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence leaving the East line of said S1/2 N1/2 SE1/4 NE1/4, S 90°00'00" W a distance of 11.23 feet to a point on the West line of the open, used and historical right-of-way for North First Street, said point being the **True Point of Beginning**; thence S 00°10'49" E along said West line a distance of 49.75 feet; thence continuing along said West line, S 00°03'28" W a distance of 40.25 feet; thence leaving said West line, N 90°00'00" W a distance of 17.88 feet; thence N 00°00'00" E a distance of 20.51 feet; thence N 17°12'23" E a distance of 11.83 feet; thence N 00°00'00" E a distance of 58.19 feet; thence N 90°00'00" E a distance of 14.26 feet to the Point of Beginning, containing 1,384.65 square feet as described herein and 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 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 6TH day of June, 1997.

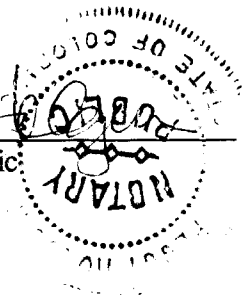
Ilene P. Brown
Ilene P. Brown

Charles F. Brown
Charles F. Brown

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6TH day of June, 1997, by Ilene P. Brown and Charles F. Brown.

My commission expires 3.3.01.
Witness my hand and official seal.

Rebecca H. Green
Notary Public: 

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

EXHIBIT "A"



2945-101-00-024
 ILENE P. & CHARLES F. BROWN
 2135 NORTH 1ST. ST.
 RIGHT OF WAY BY RIGHT OF USE AREA = 1001.73 SQ.FT.
 RIGHT OF WAY AREA = 1384.65 SQ.FT.
 UTILITY EASEMENT AREA = 225.00 SQ.FT.

S90°00'00"W

45.00
 UTILITY EASEMENT
 N90°00'00"E 45.00

EXISTING EDGE OF PAVEMENT
 PROPOSED CURB, GUTTER & SIDEWALK

NE CORNER
 S 1/2 N 1/2 SE 1/4 NE 1/4
 SECTION 10, T1S, R1W, U.M.

14.26'
 11.23'
 5.00'
 5.00'
 49.75'
 90.00'
 83+00
 90.00'
 40.25'
 11.83'
 17.88'
 11.12'

NORTH FIRST STREET

EAST LINE OF SECTION 10

N90°00'00"W

DRAWN BY: SRP
 DATE: 5-13-97
 SCALE: 1" = 30'
 APPR. BY: TKH
 FILE NO: F113.DWG

RIGHT-OF-WAY DESCRIPTION MAP

NORTH FIRST STREET - ORCHARD AVE. TO PATTERSON AVE
 (113)

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION