TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: CHARLES W. BRUMBAUGH, MARIA E. BRUMBAUGH, AND CHARLES M. BRUMBAUGH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/2 ROAD ROAD AND UTILITIES RIGHT-OF-WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

PAGE DOGUMENT

WARRANTY DEED

1760396 0242PM 06/12/96
MONIKA TODO CLKARED MESA COUNTY CO DOCUMENT FEE \$EXEMPT

THIS INDENTURE is made and entered into this _9th day of _______, 1996, by and between CHARLES W. BRUMBAUGH, MARIA E. BRUMBAUGH, AND CHARLES M. BRUMBAUGH (hereinafter referred to as "Grantors") 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").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described parcel of land for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at a point 25.00 feet South of the Northwest corner of the SW¼NE¼ of Section 18, Township 1 South, Range 1 East of the Ute Meridian, thence East 30.00, thence South 75.00 feet, thence West 30.00 feet, thence North 75.00 feet to the Point of Beginning.

The above described parcel of land contains 2,250.00 square feet more or less.

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 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

Charles W. Brumbaugh

Maria E. Brumbaugh

CIVI Brumbaugh

Charles M. Brumbaugh

State of Colorado)

)ss.

County of Mesa)

The foregoing instrument was acknowledged before me this $\frac{9 \, \text{th}}{1}$ day of May ..., 1996, by Charles W. Brumbaugh, Maria E. Brumbaugh Charles M. Brumbaugh.

Witness my hand and official seal.

Myrcommission expires March 3, 1998.

Notary Public

caring 11. Brumbarich

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