

BSH00265

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: THE BISHOP OF PUEBLO, A CORPORATION SOLE BY
ARTHUR N. TAFOYA, PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 1, HOLY FAMILY
SUBDIVISION, 26 ½ ROAD AND H ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2000

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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SPECIAL WARRANTY DEED

BOOK 2578 PAGE 760

THE BISHOP OF PUEBLO, a Corporation sole, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), 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, 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 parcels of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

See 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 claiming by, through or under Grantor.

Executed and delivered this 17th day of February, 2000.

THE BISHOP OF PUEBLO,
a Corporation sole

By: Arthur N. Tafoya
Arthur N. Tafoya, President

State of Colorado)
)ss.
County of Pueblo)

The foregoing instrument was acknowledged before me this 17th day of February, 2000, by Arthur N. Tafoya, President of THE BISHOP OF PUEBLO, a Corporation sole.

My commission expires 11-17-01.

Witness my hand and official seal.

Theresa R. Farley
Notary Public

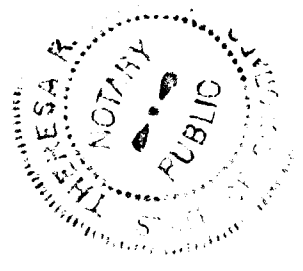


Exhibit "A"

Four (4) parcels of land for Public Roadway and Utilities Right-of-Way purposes, each being a part of Lot 1 of Holy Family Subdivision, situate in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 35, Township 1 North, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 16 at Page 130 in the office of the Mesa County Clerk and Recorder, said parcels being more particularly described as follows:

Parcel No. 1:

Commencing at the Northwest Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, and considering the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence N 90°00'00" E along the North line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 472.93 feet; thence leaving the North line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, S 00°00'00" E a distance of 40.00 feet to a point on the North boundary line of Lot 1 of said Holy Family Subdivision, said point being the True Point of Beginning; thence N 90°00'00" E along the North boundary line of said Lot 1 a distance of 62.55 feet; thence leaving the North boundary line of said Lot 1, S 43°49'33" W a distance of 6.25 feet; thence S 90°00'00" W a distance of 54.40 feet; thence N 40°17'09" W a distance of 5.91 feet to the Point of Beginning, and also

Parcel No. 2:

Commencing at the Northwest Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, and considering the North line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to bear N 90°00'00" E with all bearings contained herein being relative thereto; thence N 90°00'00" E along the North line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 665.68 feet; thence leaving the North line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, S 00°00'00" E a distance of 40.00 feet to a point on the North boundary line of Lot 1 of said Holy Family Subdivision, said point being the True Point of Beginning; thence N 90°00'00" E along the North boundary line of said Lot 1 a distance of 49.31 feet; thence leaving the North boundary line of said Lot 1, S 43°49'33" W a distance of 6.25 feet; thence S 90°00'00" W a distance of 40.18 feet; thence N 46°49'24" W a distance of 6.59 feet to the Point of Beginning, and also

Parcel No. 3:

Commencing at the Northwest Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, and considering the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to bear S 00°01'52" E with all bearings contained herein being relative thereto; thence S 00°01'52" E along the West line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 469.47 feet; thence leaving the West line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, N 89°58'08" E a distance of 33.00 feet to a point on the West boundary line of Lot 1 of said Holy Family Subdivision, said point being the True Point of Beginning; thence S 00°01'52" E along the West boundary line of said Lot 1 a distance of 75.07 feet; thence leaving the West boundary line of said Lot 1, N 43°08'44" E a distance of 16.85 feet; thence N 00°01'52" W a distance of 53.68 feet; thence N 51°45'05" W a distance of 14.69 feet to the Point of Beginning, and also

Parcel No. 4:

Commencing at the Northwest Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35, and considering the West line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 35 to bear S 00°01'52" E with all bearings contained herein being relative thereto; thence S 00°01'52" E along the West line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 826.41 feet; thence leaving the West line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, N 89°58'08" E a distance of 33.00 feet to a point on the West boundary line of Lot 1 of said Holy Family Subdivision, said point being the True Point of Beginning; thence S 00°01'52" E along the West boundary line of said Lot 1 a distance of 74.48 feet; thence leaving the West boundary line of said Lot 1, N 43°08'44" E a distance of 16.86 feet; thence N 00°01'52" W a distance of 51.11 feet; thence N 46°12'19" W a distance of 15.99 feet to the Point of Beginning.