

BUR67FRD

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

PURPOSE: WARRANTY

NAME OF AGENCY OR CONTRACTOR: L.W. BURKEY AND MILDRED L. BURKEY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK):
2980 F ROAD

PARCEL #: 2943-054-00-940

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1967

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

THIS DEED, Made this 15th day of November

in the year of our Lord one thousand nine hundred and sixty-seven
between L. W. BURKEY and MILDRED L. BURKEY

of the
County of Mesa and State of Colorado, of the first part, and

CITY OF GRAND JUNCTION

of the County of Mesa and

State of Colorado, of the second part:

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable consideration, ~~XXDOLLARS~~ to the said parties of the first part in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its heirs and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Mesa and State of Colorado, to-wit:

The West half of the Southeast Quarter of the Southeast Quarter of Section 5, Township 1 South, Range 1 East of the Ute Meridian, EXCEPT a tract described as follows: Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 5, Township 1 South, Range 1 East of the U.M., thence North 180 feet, thence East 291.2 feet thence South 180 feet, thence West 291.2 feet to the point of beginning; together with all water, ditch and lateral rights used therewith and appurtenant, thereto, subject to the mineral reservation made in that certain warranty deed recorded in Book 542 at Page 475 of the Mesa County records; each conveyance being for park, recreational or other governmental purposes; provided, however, that the time of development for such purposes shall be as the grantee shall determine. Correction Deed to correct deed recorded in Book 904 at Page 63.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said parties of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its heirs and assigns forever. And the said parties of the first part, for themselves heirs, executors, and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, its heirs and assigns, that at the time of the ensembling and delivery of these presents, they werewell seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and had good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever.

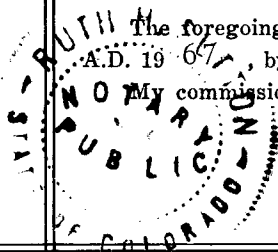
and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hand and seal the day and year first above written.

(SEAL)
(SEAL)
(SEAL)

STATE OF COLORADO
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 15th day of November A.D. 1967, by L. W. Burkey and Mildred L. Burkey
My commission expires February 20, 1971. Witness my hand and official seal.



Keith H. Sutton
Notary Public.