

BUR95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: CAROL ELIZABETH BURNS AND
MARTHA JOSEPHINE BURNS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 522 28 1/4
ROAD, PARCEL NO. 2943-073-00-086 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1708028 02:31 PM 02/02/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made this 2nd day of February, 1995, by and between CAROL ELIZABETH BURNS and MARTHA JOSEPHINE BURNS (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").

W I T N E S S E T H :

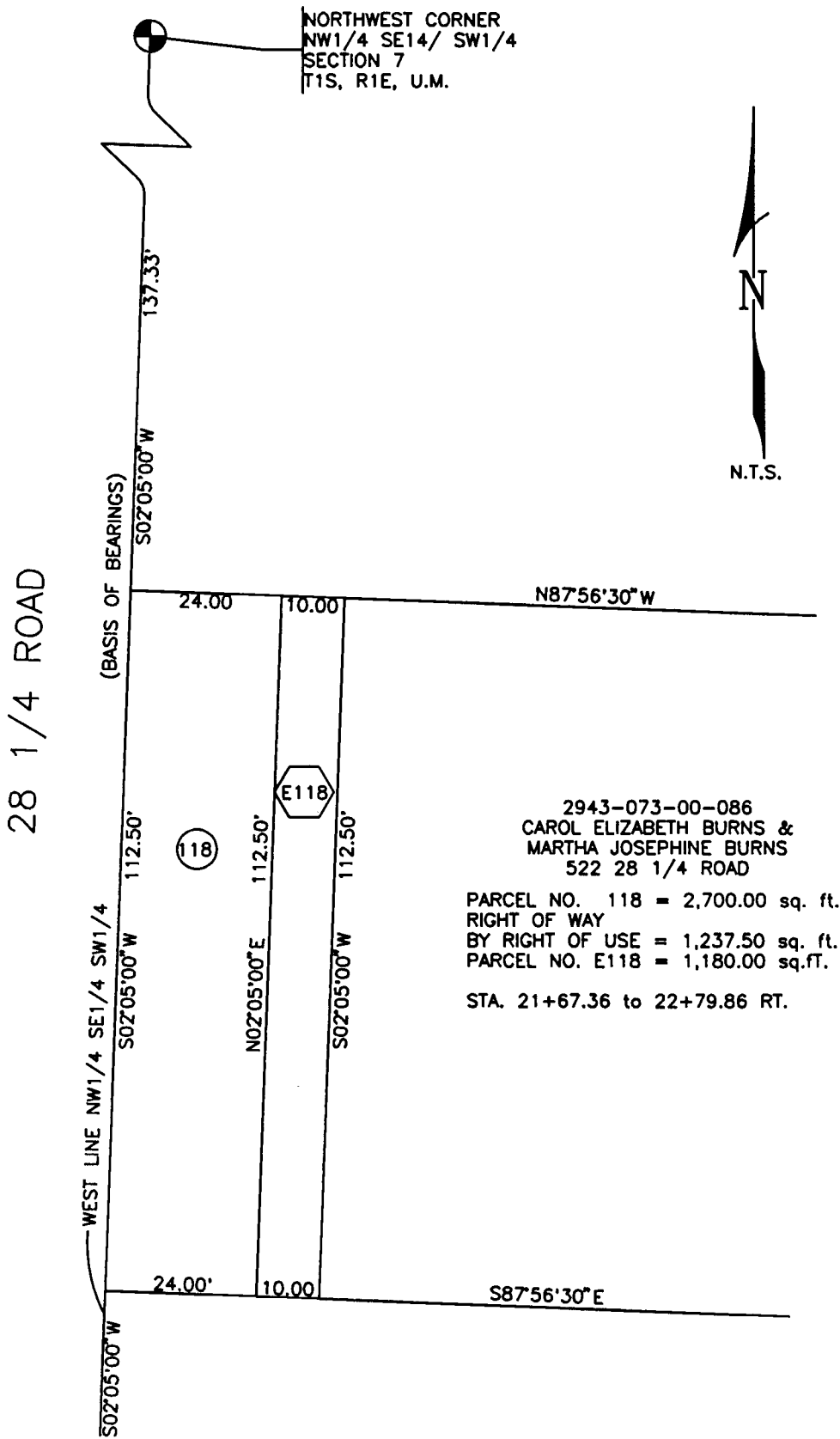
That said Grantors, for and in consideration of the sum of Four Hundred Thirty Eight and 75/100 Dollars (\$438.75) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 118 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes lying, being and situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian from whence the Northwest Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears N 02°05'00" E a distance of 249.83 feet with all bearings contained herein being relative thereto;
Thence S 87°56'30" E a distance of 24.00 feet;
Thence N 02°05'00" E a distance of 112.50 feet
Thence N 87°56'30" W a distance of 24.00 feet to a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7;
Thence S 02°05'00" W along the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 a distance of 112.50 feet to the True Point of Beginning,

containing 2,700.00 square feet, of which 1,237.50 square feet is right-of-way for 28 $\frac{1}{4}$ Road by right of use 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 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.

EXHIBIT "A"



R.O.W. DESCRIPTION MAP
118 & E118
PARCEL NO. STA. 21+67.36 to 22+79.86 RT.
APPROVED *Jim Woodmansee*
DATE _____ DRAWN BY C.L.M. 12/29/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.

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

Carol Elizabeth Burns
Carol Elizabeth Burns

Martha Josephine Burns
Martha Josephine Burns

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 2nd day of February, 1995, by Carol Elizabeth Burns and Martha Josephine Burns.

Witness my hand and official seal.

Tim Woodmansee
Notary Public

My commission expires:
2/28/98



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