

BUT95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: HUBERT D. BUTCHER, MARQUITA K. LINES, DANNY L. BUTCHER, AND BUFORD L. BUTCHER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2824 1/2 TEXAS AVE, RIGHT OF WAY 28 1/4 ROAD, PARCEL NO. 2943-073-00-027 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1710822 02:36 PM 03/06/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 3rd day of March, 1995, by and between HUBERT D. BUTCHER, MARQUITA K. LINES, DANNY L. BUTCHER, and BUFORD L. BUTCHER, (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 "Grantees").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Two Hundred Twenty-Six and 83/100 Dollars (\$226.83) 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. 128 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 128 of City of Grand Junction 28 $\frac{1}{4}$ Road Project situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7, thence along the the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ N 02°07'08" E a distance of 381.82 feet with all bearings contained herein being relative thereto; thence S 87°52'52" E a distance of 30.00 feet to the True Point of Beginning;

Thence N 02°07'08" E a distance of 19.55 feet;

Thence S 41°23'32" E a distance of 26.96 feet;

Thence N 87°52'52" W a distance of 18.56 feet to the True Point of Beginning.

The above described parcel of land contains 181.46 square feet (0.004 +- acres) 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.

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

Hubert D. Butcher
Hubert D. Butcher

Marquita K. Lines
Marquita K. Lines

Danny L. Butcher
Danny L. Butcher

Buford L. Butcher
Buford L. Butcher

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 30 day of November, 1995, by Hubert D. Butcher, Marquita K. Lines, and Buford L. Butcher.

Witness my hand and official seal.
My commission expires March 3, 1997



Pepp Holguin
Notary Public

State of New Mexico)

County of Bernalillo)ss.

The foregoing instrument was acknowledged before me this 23 day of February, 1995, by Danny L. Butcher.

Witness my hand and official seal.

My commission expires 12-8-97



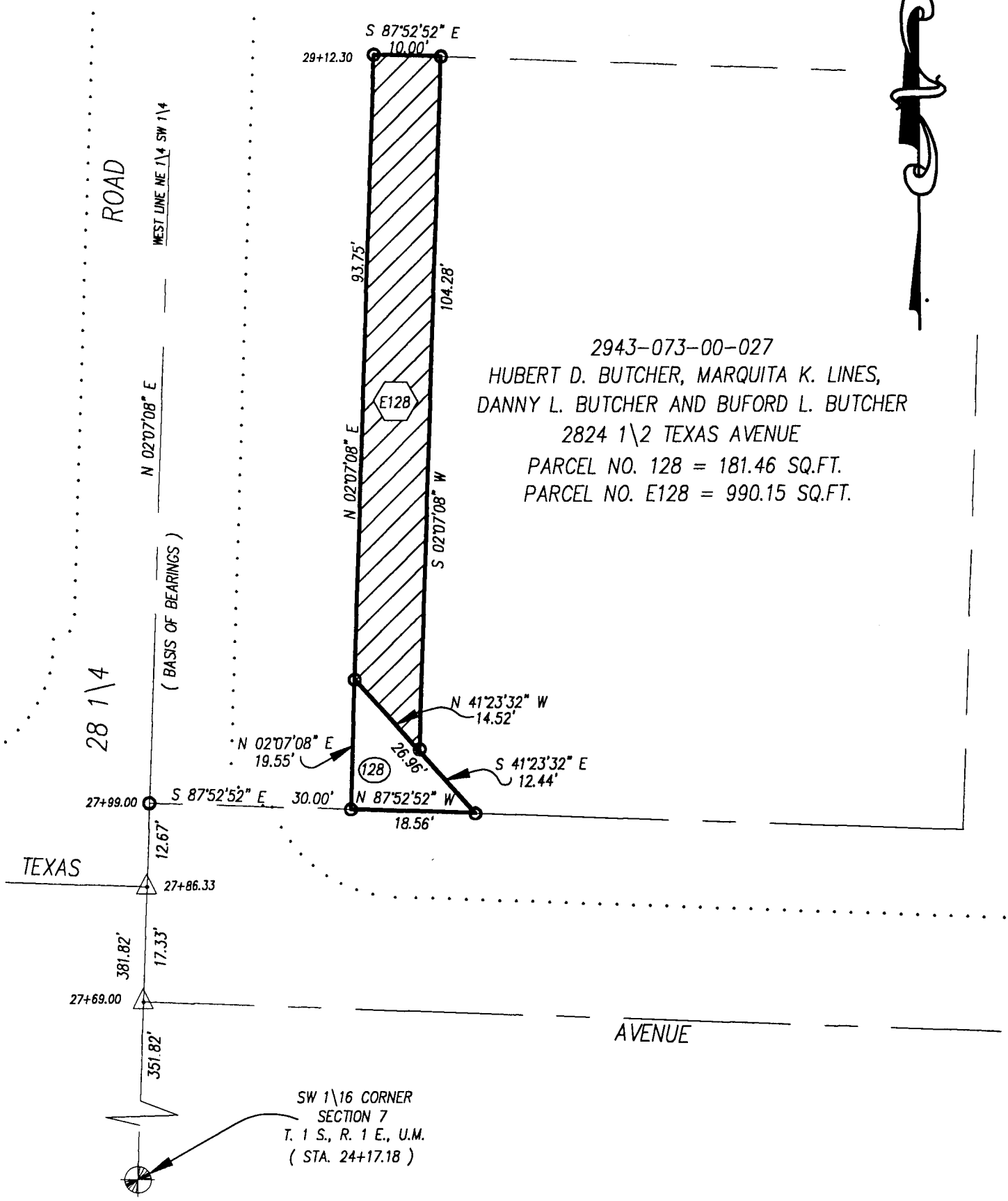
OFFICIAL SEAL
JOYCE WILLIAMS
NOTARY PUBLIC STATE OF NEW MEXICO
My commission expires 12-8-97

Joyce Williams
Notary Public

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

EXHIBIT "A"

STA. 27+99.00 TO STA. 29+12.30



DRAWN BY: SRP
DATE: 01\24\95
SCALE: 1" = 20'
APPR. BY:
FILE NO: RQW128.DWG

RIGHT-OF-WAY DESCRIPTION MAP
28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION