

CAF83MAI

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (SPECIAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: CITY OF GRAND JUNCTION AND C
AND F FOOD STORES, INC. BY: JAMES E. WYSOCKI (COMMISSIONER
TO CONVEY) AND NEVA B. LOCKHART (CITY CLERK) CITY OF GRAND
JCT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 1649 MAIN
STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1983

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

\$ 14,000 check Presented 9/23/83.

Receipt # 1528

SPECIAL WARRANTY DEED

CITY OF GRAND JUNCTION, a municipal corporation, whose address is 250 North Fifth Street, City of Grand Junction, County of Mesa and State of Colorado, for the consideration of FOURTEEN THOUSAND DOLLARS (\$14,000.00), in hand paid, hereby sells and conveys to C & F FOOD STORES, INC. whose address is 1649 Main Street, Grand Junction, County of Mesa and State of Colorado, the following real property in the County of Mesa and State of Colorado, to wit:

A parcel of land located in the East Quarter of the Southwest Quarter of the Northwest Quarter of Section 7, Township 1 South, Range 1 East of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado, described as follows: Beginning at a point 205 feet East of the Southwest Corner of the East Quarter of the Southwest Quarter of the Northwest Quarter of said Section 7, thence North 200 feet, thence East 125 feet, thence South 200 feet, thence West 125 feet to the point of beginning; EXCEPT that portion of land for road and utility right of way purposes described as follows: Beginning at the Southeast Corner of the Southwest Quarter of the Northwest Quarter of said Section 7; thence North 00°22'33" West, a distance of 1,051.98 feet along the East line of the Southwest Quarter of the Northwest Quarter of said Section 7; thence South 88°44'46" West, a distance of 54.62 feet; thence South 01°15'14" East, a distance of 651.86 feet; thence South 88°44'44" West, a distance of 5.00 feet; thence South 01°15'14" East, a distance of 262.24 feet; thence along the arc of a 69.50 foot radius curve to the right a distance of 109.17 feet (the chord which bears South 43°44'46" West, a distance of 98.29 feet); thence South 88°44'46" West a distance of 10.74 feet, to a point on the West boundary line of a tract of land aforescribed; thence South 00°22'33" East along said West boundary line a distance of 65.50 feet to the South boundary line of the Northwest Quarter of said Section 7; thence South 89°59'00" East along said South boundary line, a distance of 125.00 feet to the point of beginning; subject to permanent slope easement recorded in Book 1412 Page 917 in the office of the Mesa County Clerk and Recorder,

with all its appurtenances and warrants the title against all persons claiming under it.

Signed this 23 day of September, 1983.

CITY OF GRAND JUNCTION

Attest:

By: James E. Weyant
Commissioner to Convey

David B. Lockhart, Inc
City Clerk

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this
2nd day of September, 1983, by JAMES E. WYSOCKI, as
Commissioner to Convey for the City of Grand Junction, and
attested by NEVA B. LOCKHART as City Clerk of the City of
Grand Junction, a municipal corporation.

My Commission expires: June 13, 1987

Witness my hand and official seal.

W. J. Martinez
Notary Public

Address: 255 N. 5th St
Grand Junction CO 81401