## CAN07BRD

TYPE OF RECORD:

**PERMANENT** 

CATEGORY OF RECORD:

DEED (WARRANTY)

NAME OF PROPERTY

OWNER OR GRANTOR:

CANYON VIEW CAR WASH, LLC

PURPOSE:

PUBLIC ROADWAY AND UTILITIES

RIGHT-OF-WAY

ADDRESS:

2258 SOUTH BROADWAY

(COLORADO STATE HIGHWAY 340

AND KANSAS AVENUE)

PARCEL NO:

2945-074-09-015

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2007

**EXPIRATION:** 

NONE

DESTRUCTION:

NONE

WHEN RECORDED RETURN TO: City of Grand Junction Real Estate Division 250 North 5<sup>th</sup> Street Grand Junction, CO 81501 RECEPTION #: 2365390, BK 4359 PG 834 02/21/2007 at 02:05:53 PM, 1 OF 2, R \$10.00 S \$1 00 EXEMPT Doc Code: WD Janice Rich, Mesa County, CO CLERK AND RECORDER

## **WARRANTY DEED**

Canyon View Car Wash, LLC, a Colorado Limited Liability Company, 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 tract or parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A strip of land situated in Lot 1 of Katelyn's Simple Subdivision as recorded in Plat Book 19 at Page 148 of the records of the Mesa County Clerk and Recorder's Office, being more particularly described as follows:

Beginning at the most southerly corner of said Lot 1, being a found 2 inch aluminum cap stamped "D H Surveys Inc. L.S. 20677", the basis of bearing being N32°21'16"E along the easterly line of said Lot 1 to another said found 2 inch aluminum cap;

thence along the northeasterly right-of-way of Colorado State Highway 340, 6.04 feet along the arc of a non-tangent curve to the right having a radius of 1,387.53 feet, a central angle of 00°14'57" and a chord bearing N56°50'55"W 6.04 feet;

thence N33°34'27"E a distance of 175.47 feet to the easterly line of said Lot 1;

thence along said easterly line S04°20'16"W a distance of 4.90 feet;

thence S32°21'16"W a distance of 171.19 feet to the Point of Beginning.

Said strip of land contains 726 square feet more or less as described herein and 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 thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Granter hereby covenants 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 whomsoever.

Executed and delivered this day of Canyon View Car Wash, LLC, A Colorado Limited Liability Corporation

Roxanne J. Lewis Member

Mikel J. Lewis, Member

State of Colorado )

Ss.

County of Mesa )

The foregoing instrument was acknowledged before me this 25th day of day

My commission expires: 3/3/09
Witness my hand and official seal.

1/2/07 11:03 AM

Legal Description written by Steven W Hagedorn, Colorado P.L.S. 24306, 118 Ouray Ave., Grand Junction, CO 81501

