

CAR05550

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	BEN E. CARNES
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES
ADDRESS:	550 PATTERSON ROAD
PARCEL NO:	2945-023-14-006
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WARRANTY DEED

BEN E. CARNES, Grantor, for and in consideration of the sum of 0 Dollars (\$ 0.00), 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 parcel of land for Road Right-of-Way Purposes, being a portion of Lots 5 and 6 in Fairmount Heights Subdivision as recorded in Book 6 on Page 12 of the Mesa County Records, situate in the Southeast Quarter of the Southwest Quarter of Section 2, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

The South 20 feet of said Lots 5 and 6, Fairmount Heights Subdivision, less the Right-of-Way described in Book 1697 at pages 450 and 451,
All in the City of Grand Junction, Mesa County, Colorado.

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 Grantor hereby covenanting that he 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.

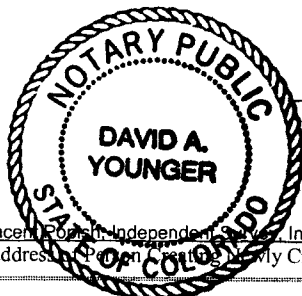
Executed and delivered this 11th day of May, 2005.

Ben E. Carnes
Ben E. Carnes

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of May, 2005, by Ben E. Carnes.

My commission expires 11-23-08.
Witness my hand and official seal.



David A. Younger
Notary Public