

CAS99245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY) SPECIAL

NAME OF AGENCY OR CONTRACTOR: C&S GRAND JUNCTION L1, LLC, A COLORADO LIMITED LIABILITY COMPANY, BY: DANIEL SCOTT STUART, MEMBER (BURGER KING)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: RIGHT-OF-WAY AT SOUTHEAST CORNER OF 24 1/2 ROAD AND INDUSTRIAL BOULEVARD, LOT 2, DURHAM CENTER

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

NO CONSIDERATION

SPECIAL
WARRANTY DEED

BOOK 2579 PAGE 24
1899264 04/23/99 0151PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

C&S GRAND JUNCTION L1, LLC, a Colorado limited liability company, Grantor, for and in consideration of the acceptance, maintenance and repair of public roadway improvements, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northwest Corner of Lot 2 of Durham Center, a subdivision situate in the Northwest 1/4 of the Northeast 1/4 (NW 1/4 NE 1/4) of Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 9 at Page 54 in the office of the Mesa County Clerk and Recorder, and considering the West line of the NW 1/4 NE 1/4 of said Section 9 to bear N 00°00'00" E with all bearings contained herein being relative thereto; thence N 90°00'00" E along the North boundary line of said Lot 2 a distance of 15.00 feet; thence leaving the North boundary line of said Lot 2, S 45°00'00" W a distance of 21.21 feet to a point on the West boundary line of said Lot 2; thence N 00°00'00" E along the West boundary line of said Lot 2 a distance of 15.00 feet to the Point of Beginning, containing 112.47 square feet as described.

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 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~~ claiming by through or under grantor.

Executed and delivered this 16 day of April, 1999.

C&S Grand Junction L1, LLC,
a Colorado limited liability company

Daniel Scott Stuart Member
By:

State of Colorado)
)ss.
County of)

The foregoing instrument was acknowledged before me this 16th day of April, 1999, by Daniel Scott Stuart as Member of C&S Grand Junction L1, LLC, a Colorado limited liability company.

My commission expires 2/24/2001.

Witness my hand and official seal.

Lance William Sanders
Notary Public

