

CAT04C5R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	RICK L. CATLIN AND PEGGY J. CATLIN
PURPOSE:	RIGHT-OF-WAY FOR C $\frac{3}{4}$ ROAD
ADDRESS:	2830 C $\frac{1}{2}$ ROAD
PARCEL NO:	2943-192-00-260
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2291685 BK 4055 PG 546
12/08/2005 03:30 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$5.00 SurChg \$1.00
DocFee NO FEE

WARRANTY DEED

Grantor, **RICK L. CATLIN and PEGGY J. CATLIN**, whose address is 2830 C½ Road, Clifton, CO 81520, for the consideration of Ten Dollars (\$10) and other good and valuable consideration, in hand paid, hereby sells and conveys to **THE CITY OF GRAND JUNCTION, a Colorado municipality**, whose legal address is 250 N. 5th Street, Grand Junction, Mesa County, Colorado, 81501 ("Grantee"), the following real property in the County of Mesa, and State of Colorado, to wit:

No Consideration

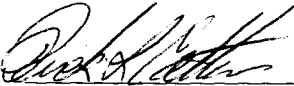
A parcel of land located within the SE¼ of the NW¼ of Section 19, Township 1 South, Range 1 East of the Ute Meridian, having a description based upon a bearing of S89°39'17"E from the section corner common to Sections 13, 18, 19 and 24 (monumented by a 2-1/2" Mesa County Survey Monument brass cap) to the 1/4 corner common to Sections 18 and 19 (monumented by a 2-1/2" Mesa County Survey Monument brass cap), with all other bearings relative thereto and being more particularly described as follows:

Beginning at the Northwest corner of said SE¼ of the NW¼, also being the NW 1/16 corner (monumented by a 3-1/4" U.S. Department of Interior cap), and running thence along the north line of said SE¼ of the NW¼ S89°37'17"E 104.38 feet to the southerly right of way line of the proposed extension of C 3/4 Road; thence along said southerly right of way line the following two (2) courses: (1) S71°09'27"W 49.18 feet; (2) thence along the arc of a curve to the right 59.00 feet to the west line of said SE¼ of the NW¼, said curve having a radius of 176.00 feet and a chord bearing and distance of S80°45'38"W 58.72 feet; thence along said west line N00°16'54"E 26.00 feet to the Point of Beginning, said parcel contains 0.04 acres, more or less.

also known by street and number as: Right of Way for C¾ Road

with all its appurtenances, and warrants the title to the same, subject to: 2004 general taxes, payable in 2005, and all subsequent taxes; easements, rights-of-way, restrictions, covenants, conditions and reservations of record or in use.

Signed this 28th day of January, 2004.


Rick L. Catlin

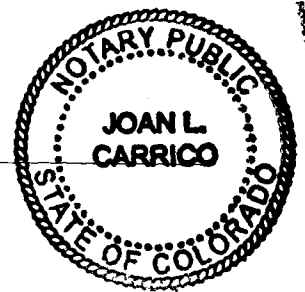

Peggy J. Catlin

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of January, 2004, by Rick L. Catlin and Peggy J. Catlin.

My commission expires:
Witness my hand and official seal.


Notary Public



My Commission Expires 10/24/2006