

CBW8011S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY

NAME OF AGENCY OR CONTRACTOR: C.B.W. BUILDERS, INC. A COLORADO CORPORATION, WARREN E. GARDNER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 11TH STREET FROM BOOKCLIFF TO WELLINGTON (EAST SIDE) ST-ID-80 PHASE B

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1980

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

C.B.W. Builders, Inc. a Colorado Corporation

whose address is P. O. Box 2163, Grand Junction,

County of Mesa, State of

Colorado, for the consideration of One Dollar (\$1.00) and other good and valuable considerations, ~~XXXXX~~ in hand paid, hereby sell(s) and convey(s) to the City of Grand Junction, a Municipal Corporation

State Documentary Fee
JUN 11 1980
\$

whose legal address is 250 North 5th 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 tract of land, for Road and Utility right of way purposes lying in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 11 Township 1 South Range 1 West of the Ute Meridian, being more particularly described as follows:

Commencing at the Southeast Corner (SE Cor.) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 11 and considering the East line of said Section 11 to bear South 00°01'03" West with all bearings contained herein being relative thereto;
thence South 89°58'42" West along the South line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 11 a distance of 659.91 feet.
thence North 00°00'00" East, a distance of 330.00 to the True Point of Beginning.
thence North 01°07'00" East, a distance of 337.56 feet to the Southeast corner of Lot 1 in Little Bookcliff Subdivision; thence South 90°00'00" East, extending the North right of way line of Wellington Avenue (October 1979. as platted by Little Bookcliff Sub. filed in Book 12 Page 210 with the Mesa County Clerk and Recorder's office), a distance of 27.50 feet. thence South 01°07'00" West running parallel to the West right of way line of 11th Street (October 1979) a distance of 337.56 feet; thence North 90°00'00" West a distance of 27.50 feet to the True Point of Beginning.

also known as street and number

with all its appurtenances, and warrant(s) the title to the same, subject to

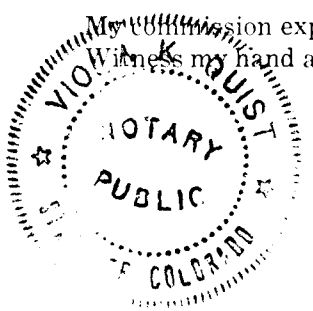
Signed this 8th day of January, 19 80.

Warren E. Gardner
C.B.W. Builders, Inc a Colorado Corp.
by Warren E. Gardner

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 8th day of January, 19 80, by Warren E. Gardner

My Commission expires Nov. 13, 1983
Witness my hand and official seal.



Viola K. Quist
Notary Public

C.B.W. Builders, Inc.

a corporation duly organized and existing under and by virtue of
the laws of the State of Colorado

whose address is c/o William E. Foster
601 Valley Federal Plaza,
Grand Junction
County of Mesa, and State of

Colorado, for the consideration of Ten (\$10) dollars,

in hand paid, hereby sell(s) and convey(s) to the City of Grand Junction,
a Municipal Corporation

whose address is 250 North 5th 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:

Two tracts for road and utility purposes consisting of the East ten (10) feet
and the South fifty (50) feet of the following described property:
Beginning at a point 40 feet West of the SE corner of Section 2, Township 1
South, Range 1 West of the Ute Principal Meridian; thence West along the South
line of said Section 2, a distance of 284.67 feet to the East boundary line
of a tract of ground deeded to Patterson Gardens, Incorporated, a Colorado
corporation, in deed recorded in Book 901 at Page 830, Mesa County records;
thence North 0°01'00" East 330.56 feet along East boundary of said tract
recorded in Book 901 at Page 830; thence East along the South boundary line
of Patterson Gardens Subdivision as recorded in Plat Book 11 at Page 24 of
Mesa County records, to the West boundary line of 12th Street, thence South
along said West boundary line of 12th Street to the point of beginning.

also known as street and number

CORRECTION DEED

with all its appurtenances, and warrant(s) the title to the same, subject to property taxes due
and payable in 1976 and subsequent years, and subject to easements and right
of way both visible and of record.

Signed this 30th day of Sept, 19 77.

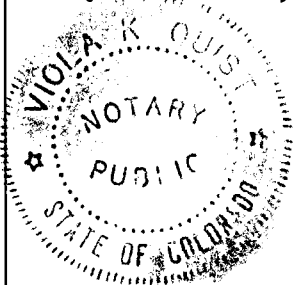
C.B.W. Builders, Inc.

Warren E. Gardner
Secretary.

By William E. Foster
President.

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 30th day of September,
19 77, by William E. Foster as President and
Warren E. Gardner as Secretary of
C.B.W. Builders, Inc., a corporation.



My commission expires Dec 10, 1977
Witness my hand and official seal.

Viola K. Quist
Notary Public.

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INDEXED BY 1143198

No.

WARRANTY DEED

SHORT FORM

Acad Right of way for 12th
Street and Patterson (Centennial
Plaza) TO

STATE OF COLORADO

County of

MESA

ss.

I hereby certify that this instrument was filed
for record in my office, at 3:54
o'clock P.M., SEP 30 1977, 19
and is duly recorded in book 1121
page 931

Recorder.

By Deputy.

Fee, \$ 2.00

Mail to: City of D
(or return to)

att: 7100a Lockhart
Send future tax statements to:

