

CDT965TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: COLORADO DEPARTMENT OF
TRANSPORTATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 5TH STREET
VIADUCT PROJECT, PARCEL #105, PROJECT #BR(CX) 050-1(31)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

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THIS DEED, Made this 18th day of July

1996 between CITY OF GRAND JUNCTION

of the County of Mesa and State of

Colorado, grantor, and DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

whose legal address is 4201 E. Arkansas Ave., Denver, CO 80222

of the City and County of Denver and State of Colorado, grantor:

WITNESSETH, That the grantor for and in consideration of the sum of One Dollar and other good and valuable consideration (\$1.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa and State of Colorado described as follows:

See Attached Exhibit "A" dated May 8, 1996 for Proj. No. BR(CX) 050-1(31) Parcel No. 105

AFTER RECORDING PLEASE MAIL TO: Colorado Department of Transportation 4201 E. Arkansas Avenue, Room 291 Denver, Colorado 80222 ATTENTION: Right of Way Section

as known by street and number as: assessor's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and assigns, that at the time of the enfeoffing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

ALL OF: Stephanie Nye

Mark K. Achen CITY OF GRAND JUNCTION



STATE OF COLORADO

County of MESA

The foregoing instrument was acknowledged before me this 18th day of July, 1996, by MARK K. ACHEN as CITY MANAGER and STEPHANIE NYE as CITY CLERK.

My commission expires 2-28-1998 Witness my hand and official seal



Jim Woodman

Name and Address of Person Creating Needs-Created Legal Document 4-10-15-1983, C.R.S.

EXHIBIT "A"

DESCRIPTION

PROJECT NO. BR(CX) 050-1(31)

PARCEL NO. 105

A tract or parcel of land No. 105 of the Department of Transportation, State of Colorado, Project No. BR(CX) 050-1(31) containing 0.038 acres, more or less, in Lots 1 and 2, Block 2 of the South Fifth Street Subdivision, City of Grand Junction, Mesa County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a 3.25" monument by PLS 4307 at the SW corner of Lot 2, Block 2 of the South Fifth Street Subdivision from which the city Street Monument the intersection of 5th Street and 4th Avenue bears N. 01° 29' 43" W. a distance of 1,037.00 feet;

1. Thence N. 10° 03' 22" E. a distance of 68.52 feet;
2. Thence N. 03° 42' 06" E. a distance of 92.65 feet;
3. Thence N. 33° 14' 56" E. a distance of 17.57 feet to the north line of said Lot 1, Block 2;
4. Thence N. 88° 08' 28" W. along the north line of said Lot 1 a distance of 22.90 feet to a 3.25" monument by PLS 4307 at the NW corner of said Lot 1;
5. Thence S. 01° 49' 36" W. along the westerly line of said Lots 1 and 2 a distance of 175.42 feet, more or less, to the point of beginning.

BASIS OF BEARINGS: S. 87°56'09" E. between the NW corner of Sec. 23, a found Mesa County Survey Monument and the N1/4 corner of Sec. 23, a found 3.25" brass cap monument by PLS 23877, both in T.1S., R.1W., U.M.

The above described parcel contains 0.038 acres, more or less.

This description written by: Larry Baughman
Department of Transportation
222 So. 6th Street
Grand Junction, CO 81501

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4201 E. Arkansas Avenue, Room 291
Denver, Colorado 80222
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