

CGJ011ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: CITY OF GRAND JUNCTION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): FIRST STREET
ADJACENT TO TWO RIVERS CONVENTION CENTER, LOT 1, BLOCK 122 AND LOT 24,
BLOCK 121 ORIGINAL TOWNSITE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1999310 06/05/01 0950AM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

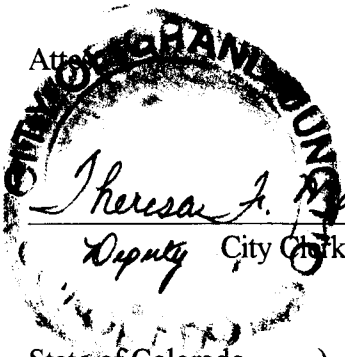
The City of Grand Junction, a Colorado home rule municipality, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, grant and convey to The 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 tracts or parcels of land for Public Roadway and Utilities right-of-way purposes, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

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.

Executed and delivered this 5 day of June, 2001.

The City of Grand Junction,
a Colorado home rule municipality

Attorney

Theresa A. Martinez
Deputy City Clerk

[Signature]
City Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 5th day of June, 2001, by Kelly Arnold as City Manager and attested to by Stephanie Nye as City Clerk of the City of Grand Junction, a Colorado home rule municipality.

My commission expires 5/11/2002.

Witness my hand and official seal.

Jim Woodmansee
Notary Public

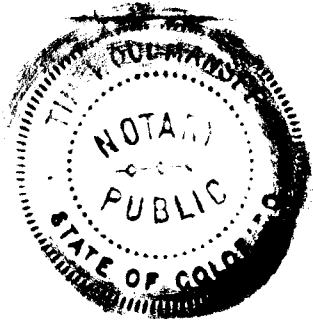


Exhibit "A"**Right-of-Way Parcel No. 1:**

The West 10.0 feet of Lot 1, Block 122 of the Original Plat of the City of Grand Junction, situate in the Southwest $\frac{1}{4}$ of Section 14, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado.

Right-of-Way Parcel No. 2:

Beginning at the Southwest Corner of Lot 24, Block 121 of the Original Plat of the City of Grand Junction, situate in the Southwest $\frac{1}{4}$ of Section 14, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, and considering the west boundary line of said Block 121 to bear N 00°05'25" E with all bearings contained herein being relative thereto;

thence N 00°05'25" E along the west boundary line of said Block 121 a distance of 270.42 feet to the Northwest Corner of Lot 1 of said Block 121;

thence N 00°05'25" E along the west line of the South $\frac{1}{2}$ of the vacated right-of-way for Main Street, pursuant to City Ordinance No. 1491 as recorded in Book 1011 at Pages 822 and 823 in the office of the Mesa County Clerk and Recorder, a distance of 50.00 feet to the Northwest Corner of said vacated right-of-way;

thence S 89°55'00" E along the north line of said vacated right-of-way a distance of 10.00 feet;

thence leaving said north line, S 00°05'25" W a distance of 320.42 feet to a point on the south boundary line of Lot 24 of said Block 121;

thence N 89°54'57" W along the south boundary line of said Lot 24 a distance of 10.00 feet to the Point of Beginning.

The foregoing legal descriptions were prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.