

CGJ01DUC

TYPE OF RECORD: PERMANENT

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

PURPOSE: EXCHANGE OF PROPERTY - PROPERTY ON PURDY MESA FOR PROPERTY AT 2980 F ROAD

NAME OF PROPERTY OWNER OR GRANTEE: GERALD D. DUCRAY AND TED J. DUCRAY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): SECTION 35, TOWNSHIP 2 SOUTH, RANGE 2 EAST OF THE UTE MERIDIAN

PARCEL NO.: 2969-351-00-440

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Grantor: The City of Grand Junction, Grantor, in exchange for property to be conveyed contemporaneously herewith to Grantee, agreed by the parties to be \$100,000.00, hereby SELLS, GRANTS AND CONVEYS to

Grantee: Gerald D. DuCray and Ted J. DuCray, as tenants in common, whose address is 560 Pearwood Court, Grand Junction, Colorado 81504, Grantees, their successors and assigns forever, the following described real property situate in the County of Mesa, State of Colorado, to wit:

Legal Description: SE ¼ NE ¼ of Section 35, Township 2 South, Range 2 East of the Ute Meridian, except the North 100 feet thereof, Mesa County, Colorado,

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 Grantees and unto their heirs, successors and assigns forever, the said Grantor hereby covenanting that it WILL WARRANT AND DEFEND THE TITLE to said premises unto the said Grantees and unto their heirs, successors and assigns forever, against the lawful claims and demands of all persons whomsoever; INCLUDING access to said property from the existing county road presently known as Purdy Mesa Road; EXCEPT: taxes and assessments for the year 2001 which have not yet been paid; reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded November 2, 1903 in Book 70 at Page 158; reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded November 2, 1903 in Book 70 at Page 158.

Executed and delivered this 4th day of May, 2001.

City of Grand Junction

By: [Signature]
Kelly Arnold, City Manager



Attest: [Signature]
Stephanie Nye
City Clerk

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of May, 2001 by Kelly Arnold, City Manager and Stephanie Nye, City Clerk of the City of Grand Junction.

My commission expires June 13, 2003.
Witness my hand and official seal.

[Signature]
Notary Public

1994880 05/07/01 1109AM
MONIKA TODD CLK® MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Grantors: Gerald D. DuCray and Ted J. DuCray, as tenants in common, Grantors, in exchange for property to be conveyed contemporaneously herewith to the Grantee, agreed by the parties to be worth \$100,000.00, hereby SELL, GRANT, AND CONVEY to

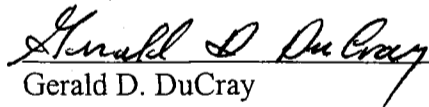
Grantee: City of Grand Junction, Colorado, a municipal corporation, the address of which is 250 North Fifth Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described real property situate in the County of Mesa, State of Colorado:

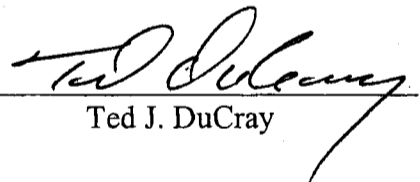
Legal Description: Beginning at the Southwest corner of the SE ¼ SE ¼ of Section 5, Township 1 South, Range 1 East of the Ute Meridian; thence north 180 feet; thence east 291.2 feet; thence south 180 feet, thence west 291.2 feet to the point of beginning; Except the south 50 feet for road as conveyed to the County of Mesa by instrument recorded May 3, 1982 in Book 1370 at Page 194, Mesa County Colorado;

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 its successors and assigns forever. Grantors hereby covenant that they, and each of them, will WARRANT AND DEFEND THE TITLE to said premises unto the said Grantee and its successors and assigns forever against the lawful claims and demands of all persons whomsoever;

EXCEPT: taxes and assessments for the year 2001 which have not yet been paid; Reservations and exceptions in patents, or acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded June 17, 1992 in Book 11 at Page 200; Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof, including the reservation of a right of way for ditches or canals constructed by the authority of the United States, as reserved in United States Patent recorded June 17, 1992 in Book 11 at Page 200; Reservation of ½ of all minerals, by Ira E. Cotner and Mayme Cotner, in Deed recorded March 5, 1951 in Book 542 at Page 475, and any all assignments thereof or interests therein; Easement and/or Right of way granted to the Ute Water Conservancy District across herein described property by instrument recorded March 26, 1981 in Book 1304 and Page 147, together with incidental purposes; Terms, conditions, stipulations, obligations and provisions of the Resolution No. 6-95 recorded January 27, 1995 in Book 2124 at Page 668; Terms, conditions, stipulations, obligations and provisions of the Notice recorded October 27, 1994 in Book 2107 at Page 541.

Executed and delivered this 4th day of May, 2001.


Gerald D. DuCray


Ted J. DuCray

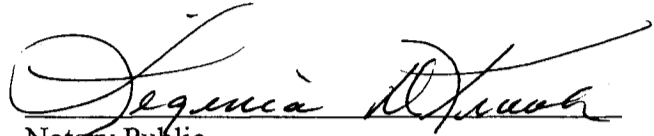
01001151

State of Colorado)
)ss.
County of Mesa)

BOOK 2845 PAGE 940

The foregoing instrument was acknowledged before me this 4th day of May, 2001 by
Gerald D. DuCray and Ted J. DuCray.

My commission expires 11-10-2001.
Witness my hand and official seal.


Notary Public

