CHA04KIM

TYPE OF RECORD:

PERMANENT

CATEGORY OF RECORD:

DEED (WARRANTY DEED)

NAME OF PROPERTY

OWNER OR GRANTOR:

VERONICA A. CHAVEZ AND DAVID P. CISNEROS

PURPOSE:

PUBLIC ROADWAY AND UTILITIES

RIGHT-OF-WAY PURPOSES

ADDRESS:

919 KIMBALL AVENUE

PARCEL NO:

2945-231-17-015

2945-231-14-026

CITY DEPARTMENT:

PUBLIC WORKS AND PLANNING

YEAR:

2004

EXPIRATION:

NONE

DESTRUCTION:

NONE

WHEN RECORDED RETURN TO:

/ City of Grand Junction

Real Estate Division

256 North 5th Street

Grand Junction, CO \$1501

2182830 SK 3611 PG 776 03/22/2004 12:17 PM Janice Ward CLK%REC Mesa County, RecFee \$5.00 SurCh9 \$1.00 DocFee EXEMPT

CO

WARRANTY DEED

Veronica A. Chavez and David P. Cisneros, Grantors, for and in consideration of the sum of Forty Four Thousand and 00/100 Dollars (\$44,000.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to The City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described real property in the County of Mesa, State of Colorado, to wit:

Parcel No. 1: Lot 1, Block 13, Benton Canon's First Subdivision, Except the East 50 feet thereof, situate in the Northeast ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, known by 919 Kimball Avenue, Grand Junction, Colorado and identified by Mesa County Tax Schedule Number 2945-231-17-015,

AND ALSO

Parcel No. 2: The East 50 feet of Lot 1, Block 13, Benton Canon's First Subdivision, situate in the Northeast ¼ of Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado being vacant land identified by Mesa County Tax Schedule Number 2945-231-17-026.

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 Grantors hereby covenanting with Grantee that they 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 19 day of, 2004.	
By: Jung 10. Chavez By: David P. Cisneros	
State of Colorado)	
)ss. County of Mesa)	
The foregoing instrument was acknowledged before me this 10th day of 2004, by Veronica A. Chavez and David P. Cisneros.	of
My commission expires: Witness my hand and official seal.	
Notary Public	