

CIT90H50

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [SPECIAL WARRANTY]

NAME OF AGENCY OR CONTRACTOR: THE CITY OF GRAND JUNCTION A
MUNICIPAL CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: HIGHWAY 50
LOTS 30 THRU 36 MESERVE FRUIT TRACTS SOUTH AND WEST

CITY DEPARTMENT: PUBLIC WORKS
YEAR: 1990

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS DEED, Made this 13th day of February, 19 90,
between The City of Grand Junction,
a municipal corporation

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~~A corporation~~ duly organized and existing under and by virtue of the laws of the State
of Colorado, grantor, and

The City of Grand Junction,
a municipal corporation

whose legal address is 250 North 5th Street, 81501

1535677 09:57 AM 02/15/90
E.SAWYER: CLK&REC MESA COUNTY CO
DOC EXEMPT

of the _____ *County of Mesa, State of Colorado, grantee(s):

WITNESSETH, That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00)

DOLLARS

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(s) its heirs, successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the _____ County of Mesa, State of Colorado, described as follows:

See exhibit A

Exempt from Subdivision Regulation, County of
Mesa, State of Colorado, as approved by 7th
day of February, 1990.

by Keith B. [Signature]
of Mesa County Board of Commissioners

also known by street and number as:

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(s), its heirs, successors and assigns forever. The grantor, for itself, its successors and assigns does covenant and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs, successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its City Manager [Signature] President, and its corporate seal to be hereunto affixed, attested by its City Clerk [Signature] Secretary, the day and year first above written.

Attest:
[Signature]
City Clerk [Signature]

By [Signature]
City Manager [Signature]

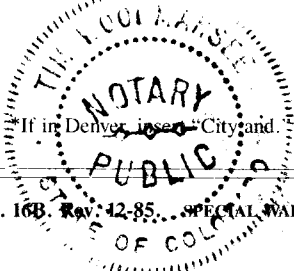
STATE OF COLORADO

County of Mesa } ss.

The foregoing instrument was acknowledged before this 13th day of February, 19 90,
by Mark K. Achen as City Manager [Signature] President
and Neva B. Loudermilk City Clerk [Signature] Secretary
of the City of Grand Junction, a municipal corporation. [Signature] Secretary

My commission expires 2/28/90
Witness my hand and official seal.

[Signature]
Notary Public



Recorder's Note: No Real Property Transfer Document Received By Recorder

The SE1/4 NW1/4, NW1/4 SE1/4, NE1/4 SW1/4, and the N1/2 of the NW1/4 of the SW1/4 of Section 24, Township 2 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, AND ALSO, a parcel of land being the East 25.0 feet of the SW1/4 of the NW1/4 of said Section 24, which is more particularly described as follows:

Beginning at the Northeast corner of said SW1/4 NW1/4, and considering the North line of said SW1/4 NW1/4 to bear S 89°33'06" W with all other bearings contained herein to be relative thereto;
 thence S 89°33'06" W along the North line of said SW1/4 NW1/4 a distance of 25.0 feet;
 thence S 00°03'04" E a distance of 1304.43 feet to the South line of said SW1/4 NW1/4;
 thence N 89°49'19" E a distance of 25.0 feet to the Southeast corner of said SW1/4 NW1/4;
 thence N 00°03'04" W along the East line of said SW1/4 NW1/4 a distance of 1304.55 feet to the Point of Beginning,
 TOGETHER WITH a nonexclusive easement which is more particularly described as follows:

The South 35.0 feet of Lots 30 through 36 of Meserve Fruit Tracts lying South and West of U.S. Highway No. 50; AND ALSO a strip of land 50.0 feet in width lying South and West and adjacent to the Southwesterly right-of-way line for U.S. Highway No. 50, said strip of land being across Lots 35 and 36 of Meserve Fruit Tracts;

EXCEPTING THEREFROM a parcel of land being the North 25.0 feet of the N1/2 of the NW1/4 SW1/4 of said Section 24, which is more particularly described as follows:

Beginning at the Northwest corner of the NW1/4 SW1/4 of said Section 24, and considering the North line of said NW1/4 SW1/4 to bear N 89°49'19" E with all other bearings contained herein to be relative thereto;
 thence N 89°49'19" E along the North line of said NW1/4 SW1/4 a distance of 1304.40 feet;
 thence S 00°03'04" E a distance of 25.0 feet;
 thence S 89°49'19" W a distance of 1304.39 feet to the West line of said NW1/4 SW1/4;
 thence N 00°03'55" W a distance of 25.0 feet to the Point of Beginning.

Exempt from Subdivision Regulation, County of
 Mesa, State of Colorado, approved this 7th
 day of February, 1990.

by Kent B. J.
 for Mesa County Board of Commissioners