

CLA01F5R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED**

PURPOSE: UTILITY RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: LYNN A. CLARK AND GERALDINE L. CLARK

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 2522 F ½ ROAD, GRAND
JUNCTION, CO .

PARCEL NO.: 2945-032-00-026

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

Lynn A. Clark and Geraldine L. Clark, Grantors, for and in consideration of the sum of Six Thousand One Hundred Nineteen and 60/100 Dollars (\$6,119.60), 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, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Southeast Corner of the Southwest 1/4 of the Northwest 1/4 (SW 1/4 NW 1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the south line of the SW 1/4 NW 1/4 of said Section 3 to bear N 89°59'37" W with all bearings contained herein being relative thereto; thence N 00°02'09" E along the east line of the SW 1/4 NW 1/4 of said Section 3 a distance of 11.26 feet to a point on the north line of the open, used and historical right-of-way for F 1/2 Road, said point being the True Point of Beginning; thence along the north line of the open, used and historical right-of-way for F 1/2 Road the following two (2) courses:

- 1. N 89°28'12" W a distance of 87.65 feet;
- 2. S 89°45'11" W a distance of 77.37 feet;

thence leaving the north line of the open, used and historical right-of-way for F 1/2 Road, N 00°02'09" E a distance of 19.63 feet; thence S 89°59'37" E a distance of 165.00 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 3; thence S 00°02'09" W along the east line of the SW 1/4 NW 1/4 of said Section 3 a distance of 18.74 feet to the True Point of Beginning,

containing 3,059.80 square feet as described herein and depicted on **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 Grantors hereby covenanting 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 19th day of March, 2001.

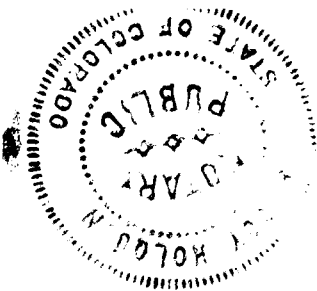
Lynn A. Clark
Lynn A. Clark

Geraldine L. Clark
Geraldine L. Clark

State of Colorado)
County of Mesa)ss.

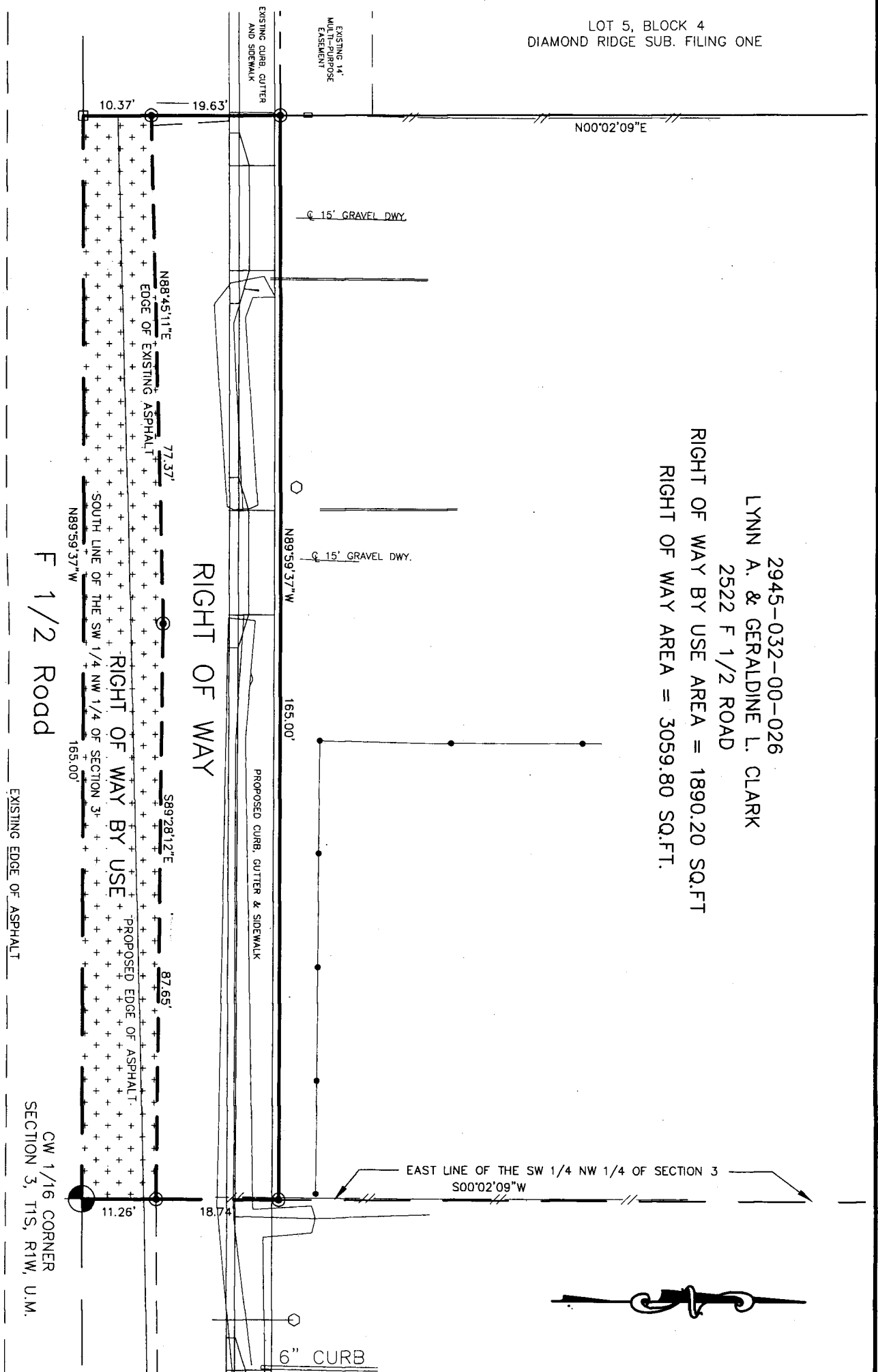
The foregoing instrument was acknowledged before me this 19th day of March, 2001, by Lynn A. Clark and Geraldine L. Clark.

My commission expires 3.3.05
Witness my hand and official seal.



Rozzy Holgin
Notary Public

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 02-12-01
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: F-5ROAD.DWG

RIGHT-OF-WAY DESCRIPTION MAP

F 1/2 ROAD STREET IMPROVEMENTS

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
CITY OF GRAND JUNCTION