

CLA8424S

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (GENERAL WARRANTY)

NAME OF AGENCY OR CONTRACTOR: GERALD LUCAS CLARKE, AND
MARLA F. CLARKE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 24TH AND
GUNNISON NE CORNER, 586 NORTH 24TH STREET RIGHT OF WAY LOT 9
OF BLOCK 6 OF MESA GARDENS SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GERALD LUCAS CLARKE, and
MARLA F. CLARKE, as joint tenants

1369337 EXEMPT 02:30 PM
AUG 15, 1984 E. SAWYER:CLK&REC MESA CTY, CO

whose address is 586 North 24th Street, Grand
Junction, Colorado 81501
County of Mesa, State of
Colorado

for the consideration of *G.L.C.*
one dollar (\$ 1.00) **AND OTHER GOOD AND VALUABLE CONSIDERATIONS,**
dollars, in hand paid, hereby sell(s) and convey(s) to *MFC*

THE CITY OF GRAND JUNCTION, a municipal corporation
whose legal address is 250 N. 5th St., Grand Junction, CO 81501 County of
Mesa, and State of Colorado the following real property in the
City of Grand Junction County of Mesa, and State of Colorado, to wit:

a parcel of land for road right of way and utility purposes being
a portion of Lot 9 of Block 6 of Mesa Gardens Subdivision as more
particularly described in the attached Exhibit A.

also known as street and number 586 North 24th Street, Grand Junction,
Colorado 81501

with all its appurtenances, and warrant(s) the title to the same, ~~subject to~~

Signed this *23rd* day of *July*, 19*84*

Gerald Lucas Clarke
Gerald Lucas Clarke

Marla F. Clarke
Marla F. Clarke



STATE OF COLORADO,
County of _____ } ss.

The foregoing instrument was acknowledged before me this *23rd*
day of *July*, 19*84*, by Gerald Lucas Clarke and
Marla F. Clarke

My commission expires *3/19/87*
Witness my hand and official seal.

John A. Bare
Notary Public

address of Notary Public: *2184 Lassen Ct.*
Grand Junction, CO 81503

A parcel of land for road right of way and utility purposes being a portion of Lot 9 of Block 6 of Mesa Gardens Subdivision, as platted and recorded in Book 8, Page 36 with the office of the Mesa County Clerk and Recorder, located in the NE $\frac{1}{4}$ of Section 13, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, as more particularly described as follows:

commencing at the found City Monument at the intersection of the centerlines of Gunnison Avenue and 24th Street, with all bearings herein being relative to South between said City Monument and the found City Monument at the intersection of the centerlines of Ouray Avenue and 24th Street as basis of bearings;
thence South along the centerline of 24th Street 30 feet;
thence East 25 feet to the true point of beginning, said true point of beginning being the intersection of the East right of way line of 24th Street and the South right of way line of Gunnison Avenue;
thence East along the South right of way line of Gunnison Avenue 12 feet;
thence Southwesterly 18.85 feet along the arc of a curve deflecting to the left, said curve having a radius of 12 feet, a central angle of 90 $^{\circ}$, and a chord which bears South 45 $^{\circ}$ West 16.97 feet to a point on the east right of way line of 24th Street;
thence North along the East right of way line of 24th Street 12 feet to the true point of beginning;

said parcel contains 30.9 square feet, more or less.