

CLA95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: JOHN R. CLARK AND BONNIE S. CLARK

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 514 28 1/4 ROAD, PARCEL NO. 2943-073-00-098 AND 2943-073-00-098 514 28 1/4 ROAD, FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1712579 08:58 AM 03/27/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 21 day of MARCH, 1995, by and between JOHN R. CLARK and BONNIE S. CLARK (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantees").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Seven Hundred Thirty-Nine and 97/100 Dollars (\$739.97) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 108 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 from whence the Northwest Corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears N 02°05'00" E a distance of 659.83 feet with all bearings contained herein being relative thereto;

Thence S 87°56'30" E a distance of 29.0 feet;
Thence N 02°05'00" E a distance of 42.64 feet;
Thence N 01°15'54" E a distance of 107.37 feet;
Thence N 87°56'30" W a distance of 27.47 feet to a point on the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7;
Thence S 02°05'00" W along the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 a distance of 150.0 feet to the True Point of Beginning.

The above described parcel of land contains 4,268.20 square feet (0.098+- acres), of which 1,801.64 square feet (0.041 +-acres) is right of way for 28 $\frac{1}{4}$ Road by right of use as described herein and depicted on the attached Exhibit "A".

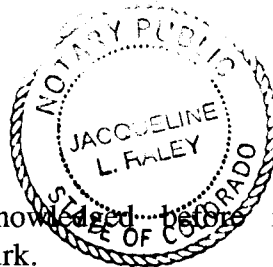
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

John R. Clark
John R. Clark

Bonnie S. Clark
Bonnie S. Clark

State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 17th day of March, 1995, by Bonnie S. Clark.

Witness my hand and official seal.
My commission expires 10-7-95

Jacqueline L. Raley
Notary Public

TEXAS
State of ~~California~~)
)ss.
County of HARRIS)

The foregoing instrument was acknowledged before me this 21st day of March, 1995, by John R. Clark.

Witness my hand and official seal.
My commission expires _____

Perry Schuller
Notary Public

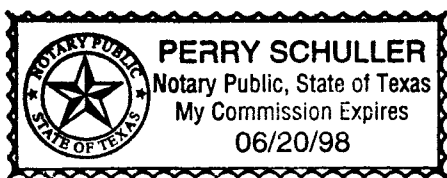
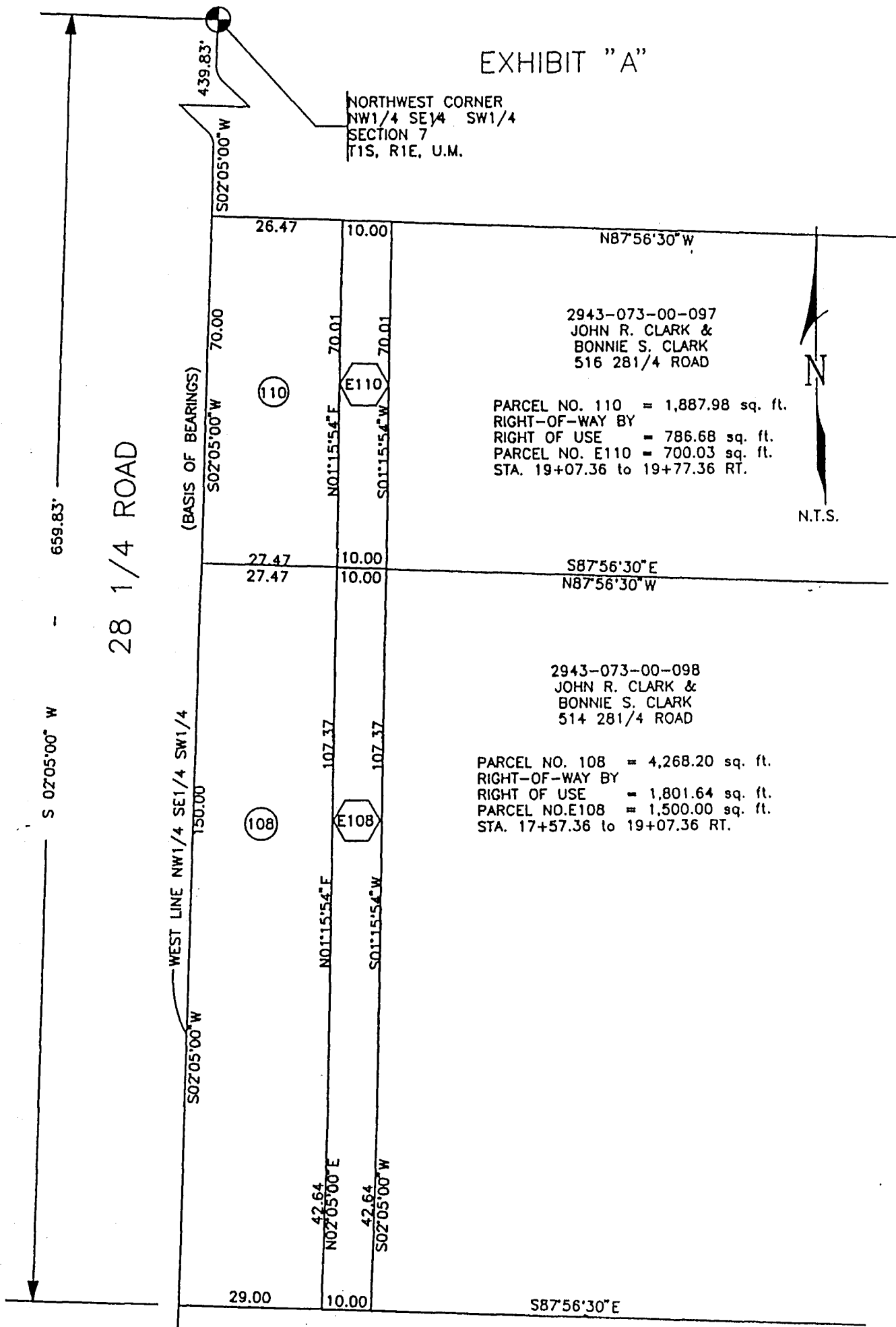


EXHIBIT "A"



R.O.W. DESCRIPTION MAP
 106
 PARCEL NO. STA. 14+25 to 14+60.01 RT.
 APPROVED _____
 DATE _____ DRAWN BY C.L.M. 12/22/94

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT
 28 1/4 ROAD - NORTH AVE. to ORCHARD AVE.