

CLL0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT OF WAY

NAME OF AGENCY OR CONTRACTOR: JOEL L. COLLINS AND PEGGY J. COLLINS

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 547 29 ROAD

PARCEL NO.: 2943-074-00-078

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

Book 3175 Page 125

2080877 10/10/02 0326PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Peggy J. Collins and Joel L. Collins, Joint Tenants with Right of Survivorship, Grantors, for and in consideration of the sum of Three Thousand Two Hundred Twenty and 00/100 Dollars (\$3,220.00), 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, 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:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the Southeast ¼ (SE¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Commencing at the East ¼ Corner of said Section 7, and considering the east line of the SE ¼ of said Section 7 to bear S 00°03'21" E with all bearings contained herein being relative thereto; thence S 00°03'21" E along the east line of the SE ¼ of said Section 7 a distance of 216.69 feet; thence leaving the east line of the SE ¼ of said Section 7, N89°49'04"W a distance of 14.70 feet to a point on the west line of the open, used and historical right-of-way for 29 Road, said point being the True Point of Beginning;

thence S 00°16'49" E along the west line of the open, used and historical right-of-way for 29 Road a distance of 90.00 feet;  
thence leaving said right-of-way line, N 89°49'04" W a distance of 15.65 feet;  
thence N 00°03'21" W a distance of 90.00 feet;  
thence S 89°49'04" E a distance of 15.30 feet to the Point of Beginning,

containing 1,392.30 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 16<sup>th</sup> day of September 2002.

Peggy J. Collins  
Peggy J. Collins

Joel L. Collins  
Joel L. Collins

State of Colorado        )  
                                      )ss.  
County of Mesa         )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2002, by Peggy J. Collins and Joel L. Collins, Joint Tenants with Right of Survivorship.

My commission expires 3.3.05.  
Witness my hand and official seal.

Peggy J. Collins  
Notary Public

