

CNB95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: COLORADO NATIONAL BANK F/K/A A
CENTRAL BANK OF GRAND JUNCTION N.A., TRUSTEE FOR MARJORIE M.
BANKS BY: HOMER L. HANCOCK (VICE PRESIDENT) AND DERRICK W.
ROBINSON (ASSISTANT VICE PRESIDENT)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 1/4 ROAD,
PARCEL NO. 2943-073-00-085 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into this 11th day of April, 1995, by and between Colorado National Bank f/k/a Central Bank of Grand Junction, N.A., Trustee for Marjorie M. Banks (hereinafter referred to as "Grantor") 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 Grantor, for and in consideration of the sum of One Thousand Seventy-Five and 48/100 Dollars (\$1,075.48) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No.120 City of Grand Junction 28¼ 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:

A tract or parcel of land No. 120 City of Grand Junction 28¼ Road Project situated in the W½ NW¼ SE¼ SW¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Northwest corner of the NW¼ SE¼ SW¼ of Section 7, thence along the North line of the NW¼ SE¼ SW¼ of said Section 7, S 88°01'17" E a distance of 99.00 feet with all bearings contained herein being relative thereto; thence S 02°05'00" W a distance of 11.00 feet to the True Point of Beginning;

Thence N 88°01'17" W a distance of 48.07 feet;

Thence 62.76 feet along the arc of a curve concave to the Southeast, having a radius of 40.00 feet, whose chord bears S 47°01'52" W a distance of 56.52 feet;

Thence S 02°05'00" W a distance of 86.42 feet;

Thence S 87°56'30" E a distance of 13.00 feet;

Thence N 02°05'00" E a distance of 85.91 feet;

Thence N 07°13'09" E a distance of 1.79 feet;

Thence N 45°59'01" E a distance of 15.27 feet;

Thence N 46°00'33" E a distance of 14.50 feet;

Thence S 87°56'33" E a distance of 2.66 feet;

Thence N 74°39'41" E a distance of 54.01 feet;

Thence N 02°05'00" E a distance of 1.19 feet to the True Point of Beginning.

The above described parcel of land contains 2389.95 square feet (0.055+- acres) as 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 thereto belonging or in any wise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor, for itself and personal representatives or successors, hereby covenants that it 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 claiming the whole or any part thereof, by, through or under the Grantor.

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

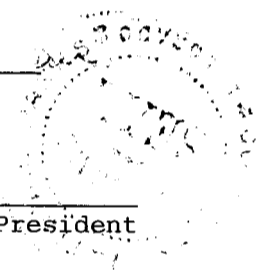
Colorado National Bank f/k/a
Central Bank of Gand Junction, N.A.,
Trustee for Marjorie M. Banks

BY: Homer L. Hancock
Vice President

Attest

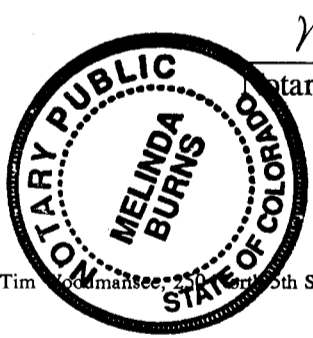
STATE OF COLORADO)
) SS.
COUNTY OF Denver)

Derrick W. Robinson
Derrick W. Robinson, Assistant Vice President



The foregoing instrument was acknowledged before me this 11th day of April, 1995, by Homer L. Hancock, VP for Colorado National Bank f/k/a Central Bank of Grand Junction, N.A., Trustee for Marjorie M. Banks.

My commission expires:
January 4, 1997



Melinda Burns
Notary Public

The foregoing legal description was prepared by Tim Goodman, 251 North 5th Street, Grand Junction, Colorado 81501.

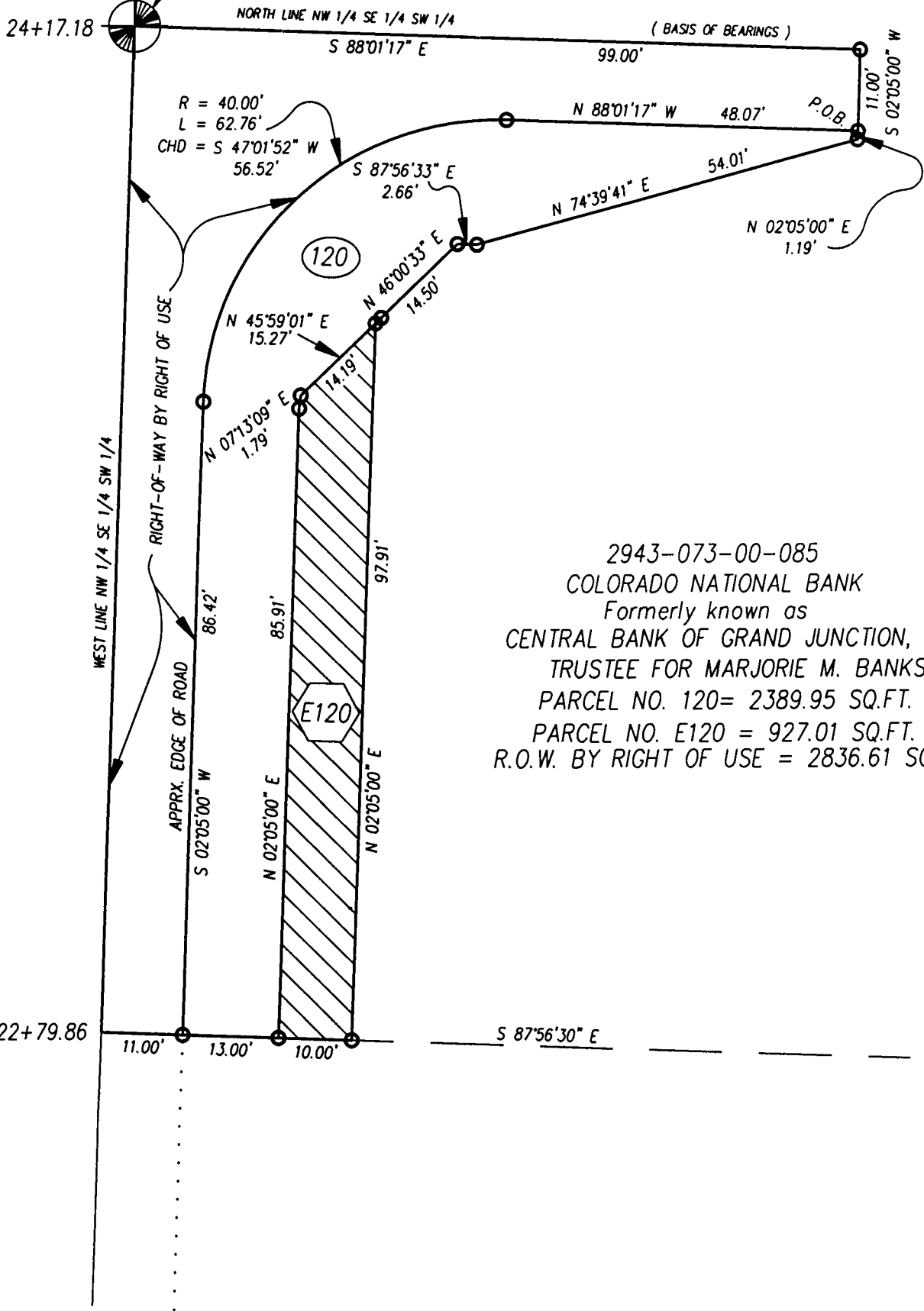
EXHIBIT "A"

NORTHWEST CORNER
NW 1/4 SE 1/4 SW 1/4
SECTION 7
T 1 S, R 1 E, U.M.

ELM

AVENUE

28 1/4 ROAD



2943-073-00-085
COLORADO NATIONAL BANK
Formerly known as
CENTRAL BANK OF GRAND JUNCTION, N.A.
TRUSTEE FOR MARJORIE M. BANKS
PARCEL NO. 120 = 2389.95 SQ.FT.
PARCEL NO. E120 = 927.01 SQ.FT.
R.O.W. BY RIGHT OF USE = 2836.61 SQ.FT.

DRAWN BY: SRP
DATE: 03-30-95
SCALE: 1" = 20'
APPR. BY:
FILE NO: ROW120.DWG

RIGHT-OF-WAY DESCRIPTION MAP
28 1/4 ROAD - NORTH AVE. TO ORCHARD AVE

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION