

COA96ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: CHERYL A. RICHARDS, OTIS G.
ANDERSON AND JOANN ANDERSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 904 ELM AVENUE, ELM
AVENUE NORTH TO CANNELL RIGHT OF WAY, PARCEL NO. 2945-114-04-023,
LOT 40, SOUTH GARFIELD PARK SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of September 1996, by and between Cheryl A. Richards and Otis G. Andrews and JoAnn Andrews, whose address is 904 Elm Avenue, Grand Junction, Colorado, (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 Three Hundred and 00/100 Dollars (\$300.00) 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 describe real property, for Roadway and Utilities right-of-way purposes, situate, lying and being in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 1 South, Range 1 West of the Ute Meridian in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the SW Corner of Lot 40, South Garfield Park Subdivision from whence the Center Section Monument bears 500°00'00"W a distance of 20.00 feet; thence N00°00'00"E a distance of 12.81 feet, thence S41°06'46"E a distance of 13.68 feet, thence N89°59'00"E a distance of 59.37 feet, thence S00°00'00"E a distance of 2.50 feet, thence S89°59'00"W a distance of 68.37 feet to the Point of Beginning.

The above described parcel of land contains 217.30 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 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.

Cheryl A. Richards
Cheryl A. Richards

Otis G. Andrews
Otis G. Andrews

JoAnn Andrews
JoAnn Andrews

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17th day of September, 1996, by Cheryl A. Richards and Otis G. Andrews and JoAnn Andrews.

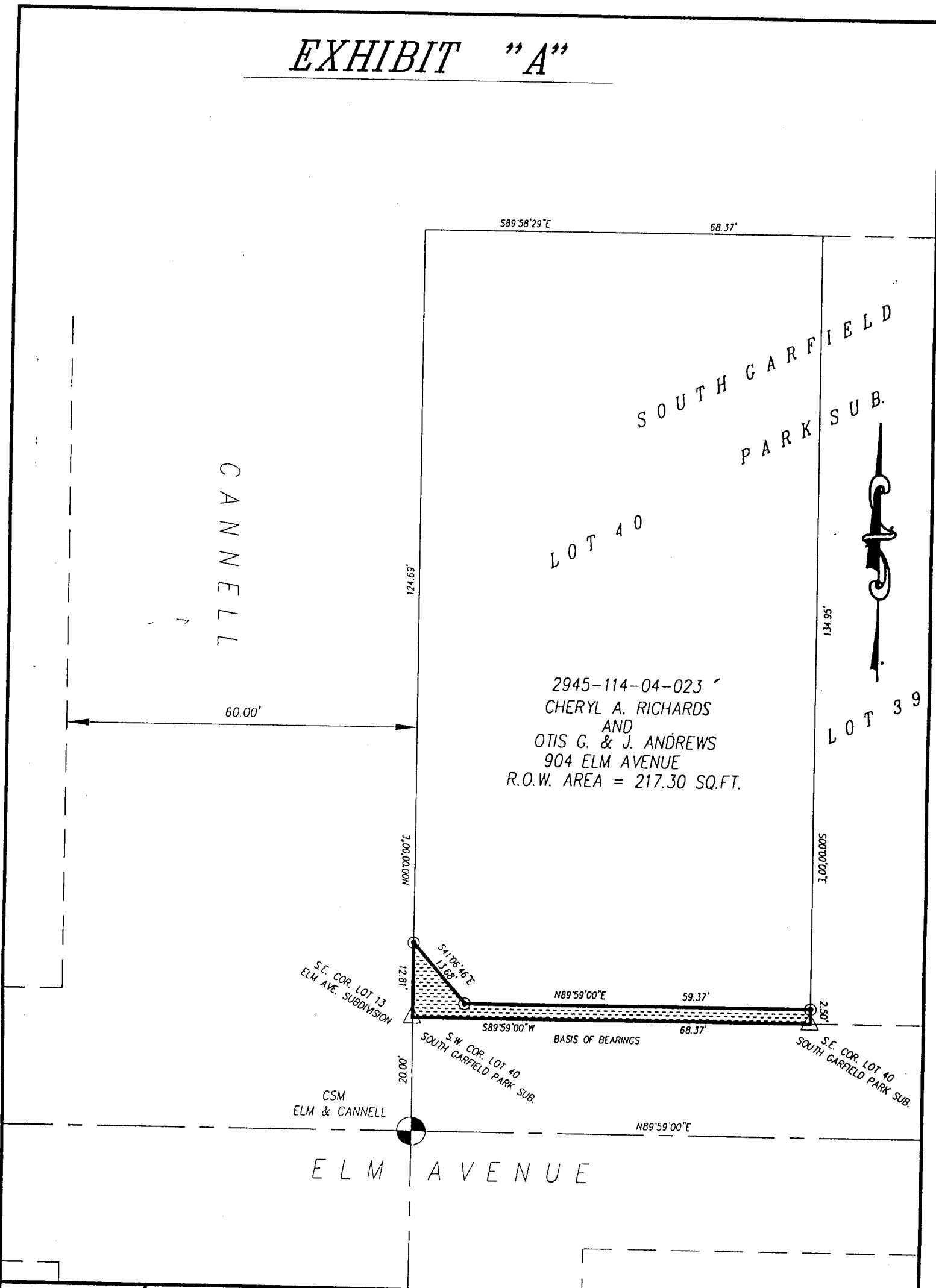
Perez Holguin
Notary Public

My commission expires:
3 3 97



The foregoing legal description was prepared by P. Holguin, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



2945-114-04-023
 CHERYL A. RICHARDS
 AND
 OTIS G. & J. ANDREWS
 904 ELM AVENUE
 R.O.W. AREA = 217.30 SQ.FT.

CANNELL

SOUTH GARFIELD
 PARK SUB.

LOT 40

LOT 39

ELM AVENUE

CSM
 ELM & CANNELL

DRAWN BY: SRP
 DATE: 05-28-96
 SCALE: 1" = 20'
 APPR. BY: _____
 FILE NO: CAN_ELM.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 ELM AVENUE - N. 7TH TO CANNELL

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION