

COL0922R

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR OR GRANTEE:	GAYNELL D. AND DOUGLAS A. COLARIC
PURPOSE:	RIGHT-OF-WAY FOR 22 ROAD BRIDGE REPLACEMENT
ADDRESS:	748 22 ROAD
PARCEL NO:	2701-312-00-520
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2009
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WARRANTY DEED

This Warranty Deed made this 27th day of January, 2009 by and between Gaynell D. Colaric and Douglas A. Colaric, as Joint Tenants, an undivided 1/4 interest, LenderCo, LLC, a Colorado limited liability company, an undivided 1/4 interest and W. T. Hall, Trustee, an undivided 1/2 interest, Grantors, for and in consideration of Four Thousand Three Hundred Seventeen and 50/100 Dollars, (\$4,317.50) and other good and valuable consideration, 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, Grantee, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway Right-of-Way purposes, to wit:

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 31, Township One North, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southwest corner of the NW 1/4 NW 1/4 of said Section 31 and assuming the West line of the NW 1/4 NW 1/4 of said Section 31 to bear N00°05'28"E with all bearings contained herein relative thereto; thence N00°05'28"E a distance of 86.08 feet along the West line of the NW 1/4 NW 1/4 of said Section 31; thence S86°08'11"E a distance of 19.04 feet to the Point of Beginning; thence N00°05'28"E a distance of 37.56 feet along a line being 19.00 feet East of and parallel to the West line of the NW 1/4 NW 1/4 of said Section 31; thence S85°04'25"E a distance of 21.08 feet; thence S00°05'28"W a distance of 36.81 feet; thence N86°08'11"W a distance of 21.05 feet to the Point of Beginning.

Said parcel contains 785 sq. ft. (0.018 Acres), more or less, as described herein and depicted on Exhibit "A", attached hereto and incorporated herein by reference.

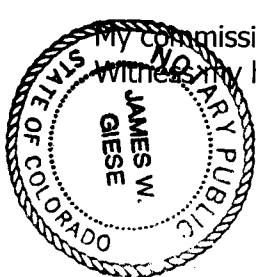
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantors hereby covenanting that they will warrant and defend 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 27th day of January, 2009.

Signatures of Gaynell D. Colaric and Douglas A. Colaric.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of JANUARY, 2009, by Gaynell D. Colaric and Douglas A. Colaric, as Joint Tenants.



My commission expires 07/12/2010. Witness my hand and official seal.

Signature of Notary Public.

LenderCo, LLC,
a Colorado limited liability company

By: [Signature]
Douglas A. Colaric, Manager

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27th day of JANUARY, 2009, by LenderCo, LLC, a Colorado limited liability company, Douglas A. Colaric as Manager.

My commission expires 07/12/2010.
Witness my hand and official seal.



[Signature]
Notary Public

W. T. Hall, Trustee

By: [Signature]
W. T. Hall, Trustee

State of Colorado)
)ss.
County of Mesa)

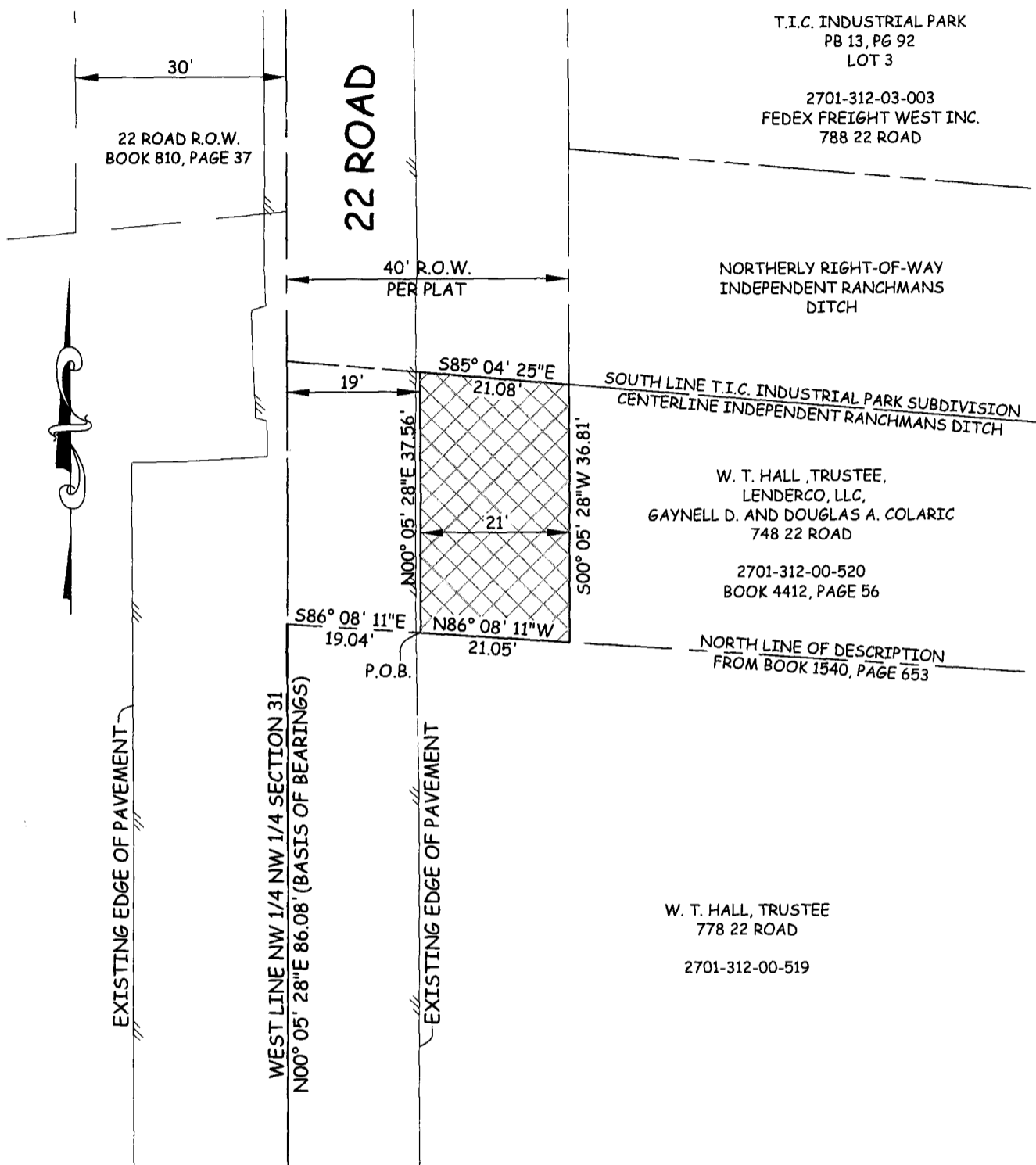
The foregoing instrument was acknowledged before me this 27th day of January, 2009, by W. T. Hall, Trustee by W. T. Hall, Trustee.

My commission expires 07/12/2010.
Witness my hand and official seal.



[Signature]
Notary Public

EXHIBIT "A"

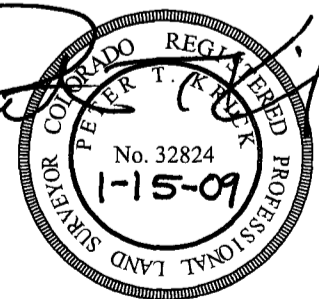


- ABBREVIATIONS
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - U.M. UTE MERIDIAN



1 inch = 20 ft.

Lineal Units = U.S. Survey Foot



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: JKT
DATE: 1-14-09
SCALE: 1" = 20'
APPR. BY: PTK

22 ROAD BRIDGE REPLACEMENT
RIGHT OF WAY
2701-312-00-520



G:\jroad\22 Road Bridges Base Map\22 RD_BASE.dwg