

CON931ST

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: TERRENCE J. O'CONNOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SOUTHEAST
CORNER FIRST STREET AND NORTH AVENUE FOR ROAD RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1993

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

BOOK 1982 PAGE 695

THIS WARRANTY DEED executed this 14th day of May, 1993

by first party, Terrence J. O'Connor

whose post office address is 1600 38th Street, Suite 203, Boulder, Colorado, 80301

to second party, City of Grand Junction

whose post office address is 250 North 5th Street, Grand Junction, 81501

1641722 02:12 PM 06/08/93
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

WITNESSETH, That the said first party, for good consideration and for the sum of \$ 1.00 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and transfer unto the said second party forever with warranty covenants, all the right, title, interest and claim which the said first party has in and to the following described parcel of land and improvements and appurtenances thereto in the County of Mesa, State of Colorado, to wit:

A tract of land being a part of Lots 1 through 5, inclusive, of Block 11 of the City of Grand Junction located in the NW $\frac{1}{4}$ of Section 14, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

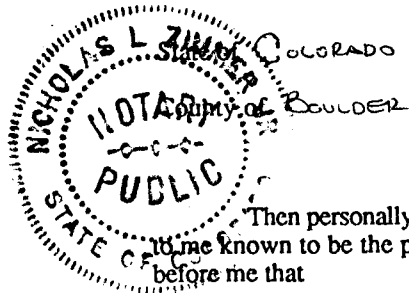
Beginning at the Northwest Corner of Lot 1 of said Block 11, said point being 40.0 feet South and 40.0 feet East of the Northwest Corner of said Section 14; thence South along the West line of said Lot 1 a distance of 145.0 feet to the Southwest Corner of said Lot 1; thence East a distance of 3.0 feet; thence North a distance of 120.0 feet; thence N 45°00'00" E a distance of 21.21 feet; thence East a distance of 107.0 feet to a point on the East line of Lot 5 of said Block 11; thence North a distance of 10.0 feet to the Northeast Corner of said Lot 5; thence West along the North line of Lots 5, 4, 3, 2, and 1 of said Block 11 a distance of 125.0 feet to the Point of Beginning,

containing 1765.50 square feet as described.

AND the first party hereby covenants with said second party that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the adverse claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:



SS. MAY 19, 1993

Then personally appeared TERRENCE J. O'CONNOR described in and who executed the foregoing instrument and acknowledged to me known to be the person executed the same. before me that

Notary Public
My Commission Expires: 8-21-93

