

CRA02PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

NAME OF CONTRACTOR: JEFFERY E AND LINDA C CRANDELL

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES

SUBJECT/PROJECT: 2710 PATTERSON ROAD

TAX PARCEL #: 2945-013-00-053

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 5th Street
Grand Junction, CO 81501

Book 3441 PAGE 960
2139715 08/05/03 0403PM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

Jeffery E. Crandell and Linda C. Crandell, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby 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:

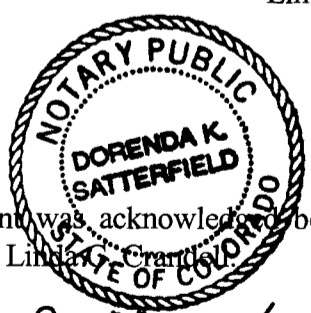
Commencing at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 ("SW 1/4 SW 1/4") of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the South line of the SW 1/4 SW 1/4 of said Section 1 to bear S 89°47'29" E with all bearings contained herein being relative thereto;
thence S 89°47'29" E along the South line of the SW 1/4 SW 1/4 of said Section 1 a distance of 464.40 feet; thence leaving the South line of said SW 1/4 SW 1/4, N 00°12'31" E a distance of 50.0 feet to the Southwest corner of Grantor's real property as described by instrument recorded in Book 3183 at Page 48 in the office of the Mesa County Clerk and Recorder, said point also being on the North right-of-way line for Patterson Road (also known as F Road), as described by instrument recorded in Book 1106 at Page 145 in the office of the Mesa County Clerk and Recorder, being the True Point of Beginning of the parcel herein described;
thence N 00°12'31" E along the West boundary line of Grantor's real property as aforesaid a distance of 5.0 feet;
thence leaving said West boundary line and along a line which is parallel with the South line of the SW 1/4 SW 1/4 of said Section 1, S 89°47'29" E a distance of 103.88 feet to a point on the East boundary line of Grantor's real property;
thence S 00°12'31" W along the East boundary line of Grantor's real property a distance of 5.0 feet to the Southeast corner of Grantor's real property, said point also being on the North right-of-way line for Patterson Road as aforesaid;
thence N 89°47'29" W along the North right-of-way line for Patterson Road a distance of 103.88 feet to the Point of Beginning.

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 27 day of JUNE, 2002.

Jeffery E. Crandell Linda C. Crandell
Jeffery E. Crandell Linda C. Crandell

State of Colorado)
)ss.
County of Mesa)



The foregoing instrument was acknowledged before me this 27 day of JUNE, 2002 by Jeffery E. Crandell and Linda C. Crandell.

My commission expires: 9-22-04.
Witness my hand and official seal.

Dorenda K. Satterfield
Notary Public