

CWM05287

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF PROPERTY OWNER  
OR GRANTOR OR GRANTEE: COLORADO WEST REGIONAL MENTAL HEALTH INC.

PURPOSE: ROADWAY AND UTILITIES RIGHT-OF-WAY  
FOR 28 <sup>3</sup>/<sub>4</sub> ROAD

ADDRESS: 515 28 <sup>3</sup>/<sub>4</sub> ROAD

PARCEL NO: 2943-074-00-018

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2005

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

2293433 BK 4063 PG 163-164  
12/21/2005 03:35 PM  
Janice Ward CLK&REC Mesa County, CO  
RecFee \$10.00 SurChg \$1.00  
DocFee EXEMPT

**WARRANTY DEED**

Colorado West Regional Mental Health, Inc., a Colorado non-profit corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does hereby sell, 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:

A parcel of land situated in the SW ¼ SE ¼ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the SW ¼ SE ¼ of Section 7, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado whence the Northwest corner of the SW ¼ SE ¼ of said Section 7 bears N89°49'13"W a distance of 1320.73 feet, with all bearings contained herein relative thereto; thence S04°12'39"W a distance of 330.51 feet to the Point of Beginning; thence N89°48'58"W a distance of 5.00 feet; thence S00°07'38"E a distance of 609.07 feet; thence S89°48'51"E a distance of 5.00 feet; thence N00°07'38"W a distance of 609.07 feet to the Point of Beginning.

Containing 3,045.30 square feet, 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 Grantor 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 whomsoever.

Executed and delivered this 7<sup>th</sup> day of December, 2005.

Colorado West Regional Mental Health, Inc.,  
a Colorado non-profit corporation

By *Kenneth M. Stein*  
Kenneth M. Stein, Executive Director

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 7<sup>d</sup> day of December, 2005, by Kenneth M. Stein as Executive Director for Colorado West Regional Mental Health, Inc., a Colorado non-profit corporation.

My commission expires: 2-1-07  
Witness my hand and official seal.

*Patricia M. Bacon*  
Notary Public



11/21/05  
10:36 AM  
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# EXHIBIT "A"

