

CWS02BKA

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: COLORADO WEST SENIOR CITIZENS, INC., A
COLORADO NON-PROFIT CORPORATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 999 BOOKCLIFF
AVENUE, GRAND JUNCTION, MONTEREY PARK APARTMENTS, BLOCK 1, MONTEREY PARK

CITY DEPARTMENT: PUBLIC WORKS

PARCEL NO: 2945-111-14-978

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

2038352 01/31/02 0107PM
MONIKA TODD CLERK MESA COUNTY CO
REC FEE \$15.00
DOCUMENTARY FEE \$EXEMPT

SPECIAL WARRANTY DEED

Colorado West Senior Citizens, Inc., a Colorado Non-Profit Corporation, Grantor, for and in consideration of the sum of Nine Hundred Fifty-One and 70/100 (\$951.70), 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:

COMMENCING at the Northwest corner of Block 1, Plat of North Monterey Park, as same is recorded in Plat Book 9, Page 91, Public Records of Mesa County, Colorado, and considering the North line of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section 11, Township 1 South, Range 1 West, Ute Meridian, to bear N 89°57'58" W with all bearings contained herein being relative thereto; thence S 89°57'58" E along the North line of said Block 1, a distance of 5.00 feet to a point being the Northeast corner of that certain parcel of land being additional right-of-way for 9th Street, as same is recorded in Book 978, Page 710, Public Records of Mesa County, Colorado and being the TRUE POINT OF BEGINNING; thence continuing S 89°57'58" E along the North line of said Block 1, a distance of 19.76 feet; thence leaving said North line, S 45°59'39" W a distance of 27.72 feet to a point on the East line of said additional right-of-way for 9th Street; thence N 00°32'02" E, along said East line, a distance of 19.27 feet to the POINT OF BEGINNING.

Containing 190.34 square feet (0.0044 Acres), more or less, as described feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated 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 covenanting 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 claiming the whole or any part thereof by, through or under Grantor.

Executed and delivered this 30th day of January, 2002.

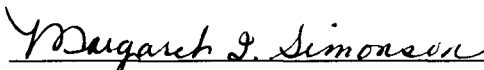
Colorado West Senior Citizens, Inc.,
a Colorado Non-Profit Corporation

By:



President

Attest:



Vice President

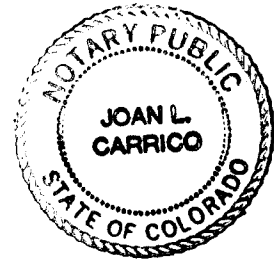
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me
this 30th day of January, 2002, by J. Richard Livingston President, and attested to
by Margaret I. Simonson, ^{Vice President}, of Colorado West Senior Citizens, Inc., a Colorado Non-Profit
Corporation.

My commission expires _____.

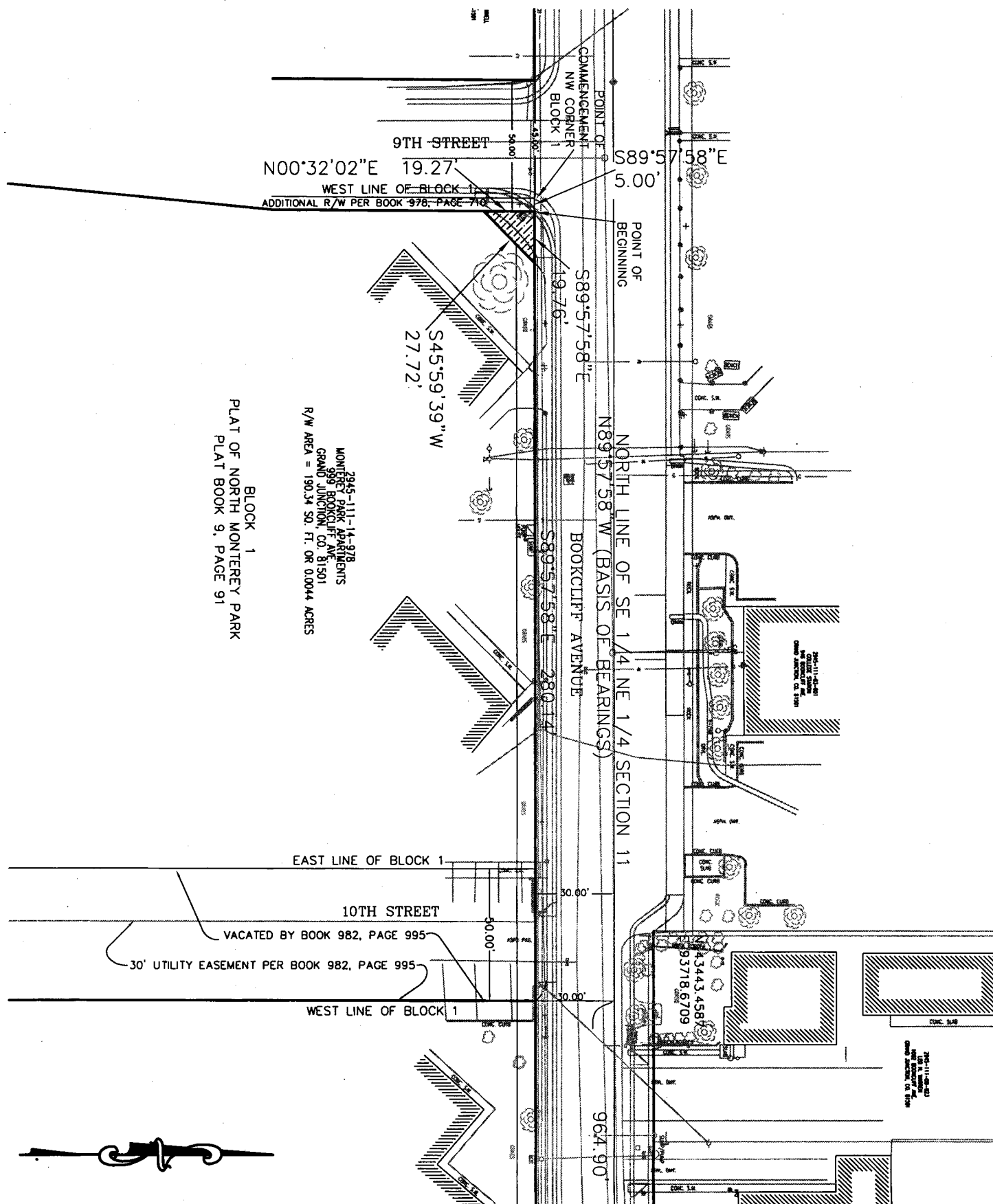
Witness my hand and official seal.

Joan L Carrico
Notary Public



My Commission Expires
October 24, 2002

EXHIBIT "A"



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.

NE CORNER SE 1/4
NE 1/4 SEC 11, TWP 1S
RGE 1W, UTE MERIDIAN

DRAWN BY: P.I.K.
DATE: 12-18-2001
SCALE: 1" = 50'
APPR. BY: TW
FILE NO: 1056.DWG

RIGHT-OF-WAY DESCRIPTION MAP
BOOKCLIFF AVENUE
MONTEREY PARK APARTMENTS
2945-111-14-978

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION