

DAV02IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: WANDA E. DAVIS, HARRY LEE DUNNING AND
WILLIAM H. DUNNING

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 434 INDEPENDENT
AVENUE, GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

PARCEL NO: 2945-104-00-079

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

2041225 02/15/02 0430PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$25.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

Wanda E. Davis, Harry Lee Dunning and William H. Dunning, Grantors, for and in consideration of the sum of One Hundred Twenty and 00/100 Dollars (\$120.00), 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, 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 certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 10, and considering the South line of the NE 1/4 SE 1/4 of said Section 10 to bear N 89°56'21" W with all bearings contained herein being relative thereto; thence N 89°56'21" W, along the said South line of the NE 1/4 SE 1/4, a distance of 1303.92 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line, N 89°56'21" W a distance of 6.08 feet; thence N 00°05'34" E a distance of 4.99 feet; thence N 54°20'51" W a distance of 8.60 feet; thence N 00°05'34" E a distance of 5.37 feet; thence S 40°19'29" E a distance of 20.17 feet, more or less, to the POINT OF BEGINNING.

Containing 48.00 square feet (0.0011 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 14th day of February, 2002.

Wanda E. Davis

Harry Lee Dunning
Harry Lee Dunning

William H. Dunning
William H. Dunning

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Wanda E. Davis, Harry Lee Dunning and William H. Dunning, Grantors, for and in consideration of the sum of One Hundred Twenty and 00/100 Dollars (\$120.00), 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, 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 certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of said Section 10, and considering the South line of the NE ¼ SE ¼ of said Section 10 to bear N 89°56'21" W with all bearings contained herein being relative thereto; thence N 89°56'21" W, along the said South line of the NE ¼ SE ¼, a distance of 1303.92 feet to the TRUE POINT OF BEGINNING; thence continuing along said South line, N 89°56'21" W a distance of 6.08 feet; thence N 00°05'34" E a distance of 4.99 feet; thence N 54°20'51" W a distance of 8.60 feet; thence N 00°05'34" E a distance of 5.37 feet; thence S 40°19'29" E a distance of 20.17 feet, more or less, to the POINT OF BEGINNING.

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Executed and delivered this 14 day of FEB, 2002.

Wanda E. Davis
Wanda E. Davis

Harry Lee Dunning

William H. Dunning

State of Arizona)
)ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2002, by Wanda E. Davis.

My commission expires _____.

Witness my hand and official seal.

Notary Public

State of Colorado)
)ss.
County of Mesa)

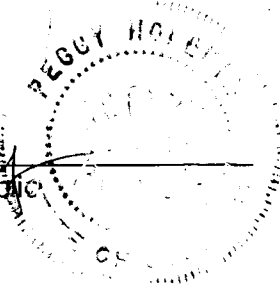
The foregoing instrument was acknowledged before me this 14th day of February, 2002, by Harry Lee Dunning and William H. Dunning,

My commission expires 3.3.05.

Witness my hand and official seal.

Peggy Holley

Notary Public

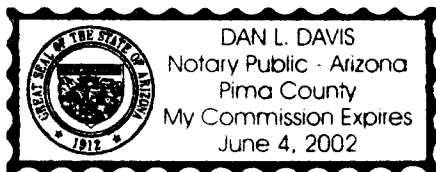


State of Arizona)
)ss.
County of Pima)

The foregoing instrument was acknowledged before me this 14 day of
Feb, 2002, by Wanda E. Davis.

My commission expires 6-4-2002.

Witness my hand and official seal.



Dan Davis
Notary Public

State of Colorado)
)ss.
County of Mesa)

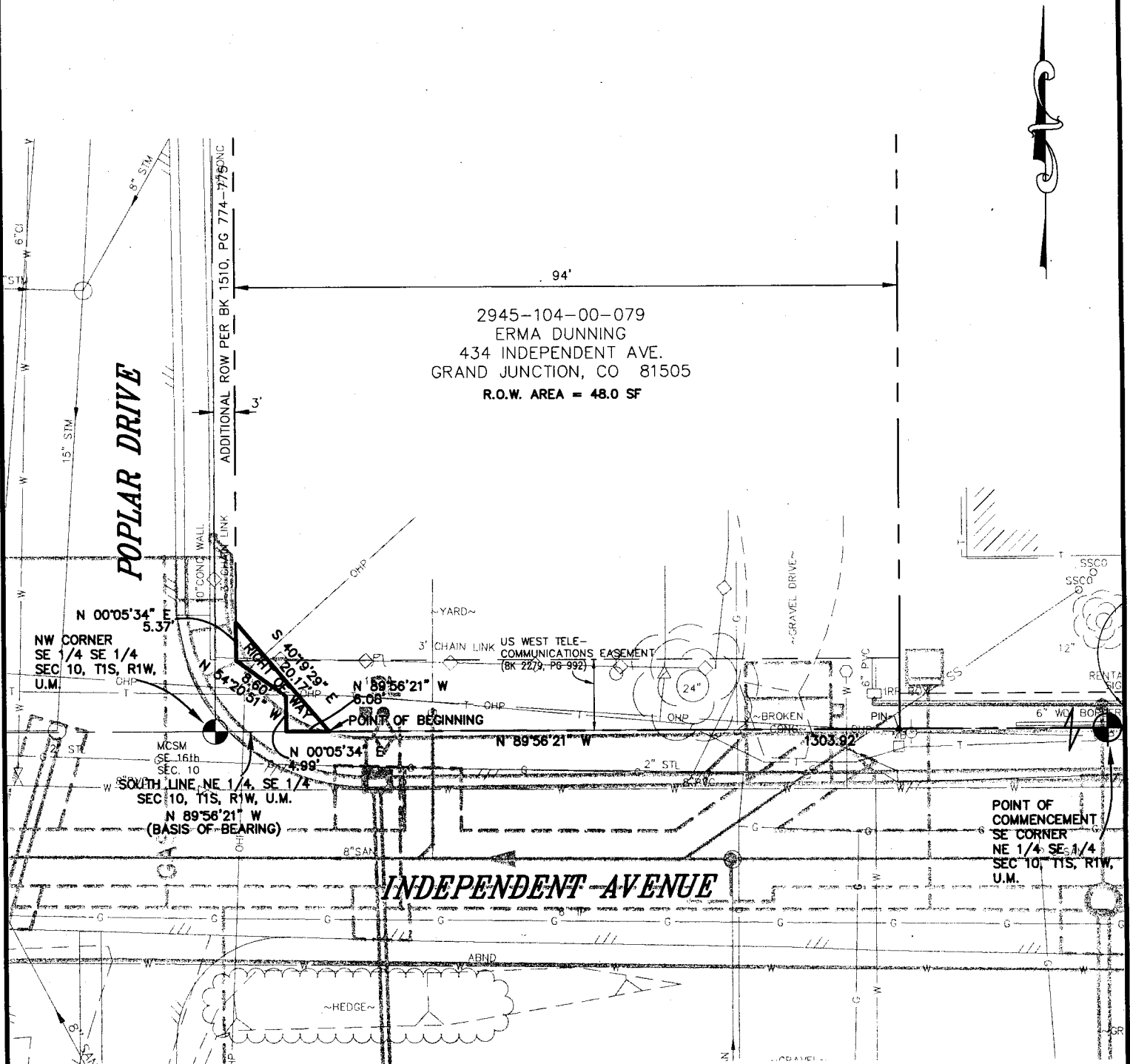
The foregoing instrument was acknowledged before me this _____ day of
_____, 2002, by Harry Lee Dunning and William H. Dunning,

My commission expires _____.

Witness my hand and official seal.

Notary Public

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 means for establishing or verifying property boundary lines.

DRAWN BY: JCS
 DATE: 10-10-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO. ROW.DWG

**INDEPENDENT AVENUE
 RIGHT-OF-WAY DESCRIPTION MAP**

**DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION**