

DIA06MAL

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	MARGARITO DIAZ AND GENEVIEVE M. DIAZ
PURPOSE:	PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY PURPOSES
ADDRESS:	550 MALDONADO STREET
PARCEL NO:	2945-151-00-054
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

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

2318183 BK 4161 PG 235-236
05/22/2006 09:31 AM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

This Warranty Deed made this 12 day of MAY, 2006 by and between **Margarito Diaz and Genevieve M. Diaz**, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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**, Grantee, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, the following described tract or parcel of land for Public Roadway right-of-way purposes, to wit:

A parcel of land for road right of way purposes, located in the Southwest Quarter of the Northeast Quarter(SW1/4NE1/4) of Section 15, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the intersection of the East line of Maldonado Street with the South line of West Chipeta Avenue, as both are dedicated on the plat of Six and Fifty West Subdivision, Filing Two, as same is recorded in Plat Book 12, Page 101 in the records of the Mesa County Clerk, and considering the South line of West Chipeta Avenue to bear S89°59'48"E, with all bearings herein being relative thereto; thence S89°59'48"E, along the South line of West Chipeta Avenue, a distance of 11.10 feet; thence S59°10'55"W, a distance of 12.88 feet to the East line of Maldonado Street; thence N00°19'34"W, along the East line of Maldonado Street, a distance of 6.60 feet, more or less, to the point of beginning.

Containing 36.63 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 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 12 day of MAY, 2006.

Margarito Diaz
Margarito Diaz
Genevieve M. Diaz
Genevieve M. Diaz

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 12 day of MAY, 2006 by Margarito Diaz and Genevieve M. Diaz.

My commission expires 10/09/2007.

Witness my hand and official seal.



Michael Grizenko
Notary Public

My Commission Expires 10/09/2007

EXHIBIT "A"

W. CHIPETA AVE. (25' ROW)

(PER PLAT SIX AND FIFTY WEST SUBDIVISION, FILING 2
PLAT BOOK 12, PAGE 101)

BASIS OF BEARINGS S89°59'48"E
SOUTH LN W. CHIPETA AVE.

APPARENT NORTH LN BK 2345, PG 327

MALDONADO ST (50' ROW)

2945-151-00-054
MARGARITO & GENEVIEVE M. DIAZ
550 MALDONADO STREET
GRAND JUNCTION, CO 81501

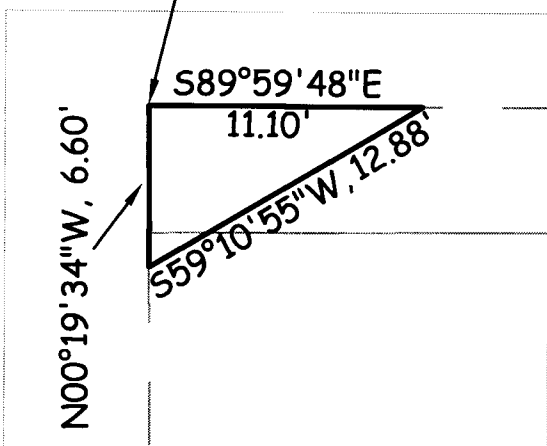
BOOK 2345, PAGE 327

RIGHT OF WAY
AREA = 36.63 SQ. FT.

EAST LN MALDONADO ST
WEST LN BOOK 2345 PG 327

POB
ROW COR S LN W CHIPETA &
EAST LN MALDONADO

20' ALLEY



DETAIL 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.

DRAWN BY: MG
DATE: 03-10-2006
SCALE: 1" = 20'
APPR. BY: PTK

EL POSO STREET IMPROVEMENT DISTRICT
RIGHT-OF-WAY DESCRIPTION MAP
2945-151-00-054

CITY OF
Grand Junction
COLORADO