

DIC96ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED [WARRANTY]

NAME OF AGENCY OR CONTRACTOR: FRANK L. DICKENS AND I.J.
DICKENS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ELM AVENUE
IMPROVEMENT PROJECT: LOT 9, FOX SUBDIVISION PARCEL NO.
2945-123-22-003 1451 NORTH 16TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED1762652 0225PM 07/01/96
MONIKA TODD CLK&REC MESA COUNTY CO
DOCUMENT FEE \$EXEMPT

THIS INDENTURE is made and entered into this 28th day of June, 1996, by and between Frank L. Dickens and I. J. Dickens (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantee").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant, sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land for Roadway and Utilities Right-of-Way purposes, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Beginning at the NE Corner of Lot 9, Fox Subdivision, located in NW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 1 South, Range 1 West of the Ute Meridian, thence S00°00'00"E a distance of 125.00 feet, thence N90°00'00"W a distance of 2.00 feet, thence N00°00'00"W a distance of 107.70 feet, thence N31°15'18"W a distance of 20.24 feet, thence S90°00'00"E a distance of 12.50 feet to the Point of Beginning.

The above described parcel of land contains 340.38 square feet 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 thereto belonging or in any wise 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.

IN WITNESS WHEREOF, this Deed has been executed as of the day and year first above written.

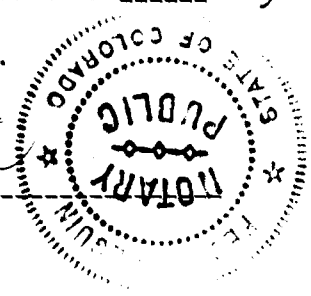
Frank L. Dickens
Frank L. Dickens

I. J. Dickens
I. J. Dickens

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 28th day of June, 1996, by Frank L. Dickens and I. J. Dickens.

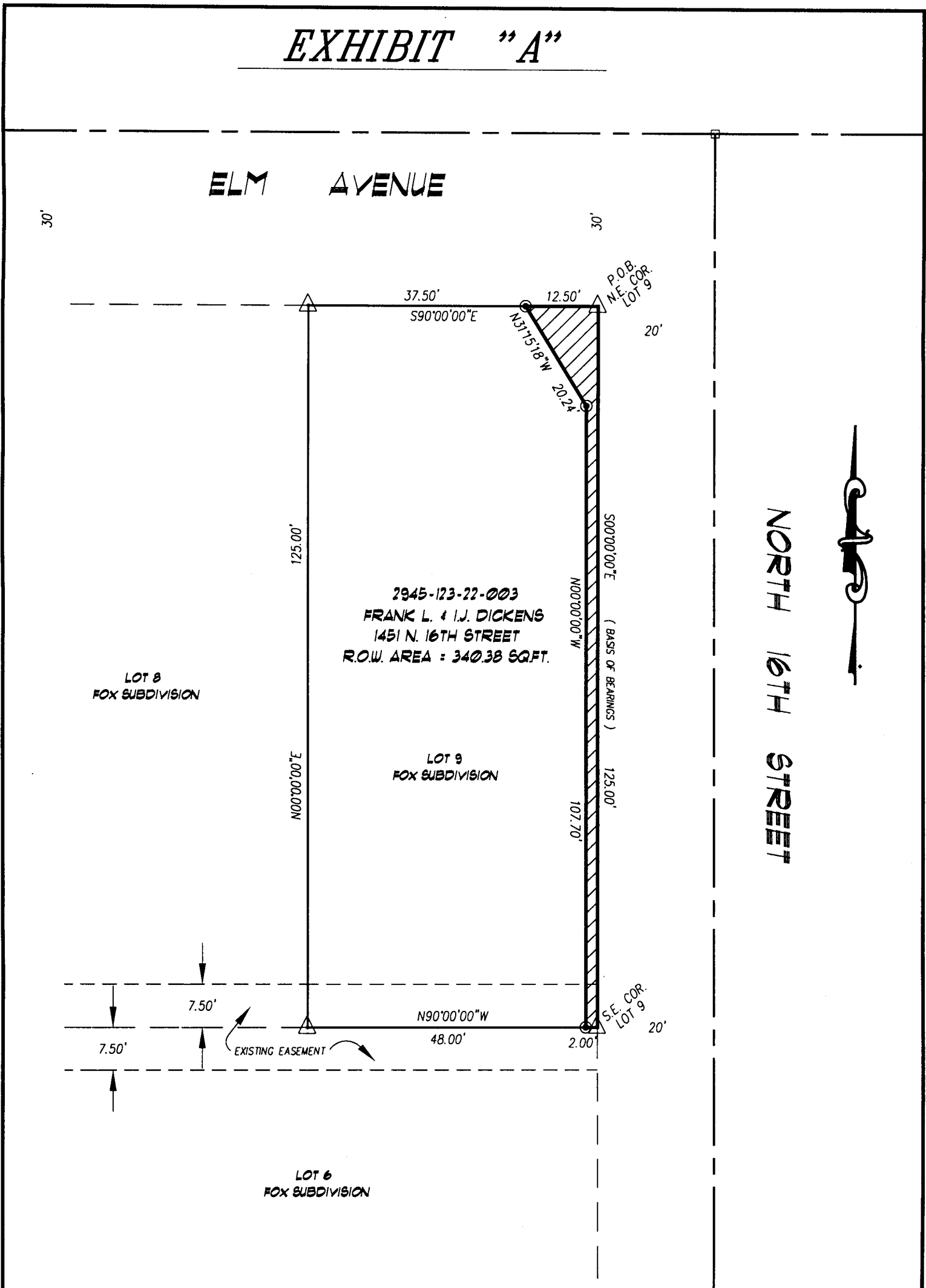
Peggy Holguin
Notary Public



My commission expires:
3-3-97

The foregoing legal description was prepared by P. Holguin, 250 North 5th Street, Grand Junction, Colorado 81501.

EXHIBIT "A"



DRAWN BY: SRP
 DATE: 06-19-96
 SCALE: 1" = 20'
 APPR. BY: PH
 FILE NO: 16THELM1.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 NORTH 16TH ST. & ELM AVENUE

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION