

DMB99275

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: DARLA M. BANKERT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 640 27 ½ ROAD TO G ROAD,
PARCEL NO. 2945-014-01-001, LOT 1, BLOCK 9, KNOLLS SUBDIVISION FILING 2

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1899254 04/23/99 0151PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

Darla M. Bankert, Grantor, for and in consideration of the sum of Three Thousand One Hundred Ten and 58/100 Dollars (\$3,110.58), 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northwest Corner of Lot 1, Block 9 of The Knolls Subdivision, Filing 2, situate in the Northwest 1/4 of the Southeast 1/4 (NW 1/4 SE 1/4) of Section 1, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 16 at Pages 87 through 90 in the office of the Mesa County Clerk and Recorder, and considering the West line of the NW 1/4 SE 1/4 of said Section 1 to bear N 00°02'18" E with all bearings contained herein being relative thereto:

thence S 89°51'29" E along the North boundary line of said Lot 1 a distance of 8.00 feet;
thence leaving said North boundary line, S 00°02'18" W a distance of 488.98 feet;
thence S 02°08'18" W a distance of 218.35 feet to a point on a line which is common with the East right-of-way line for 27 1/2 Road and the West boundary line of said Lot 1;
thence N 00°02'18" E a distance of 707.19 feet to the Point of Beginning,
containing 4,785.50 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 thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenanting that she 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 10 day of March, 1999.

Darla M Bankert
Darla M. Bankert

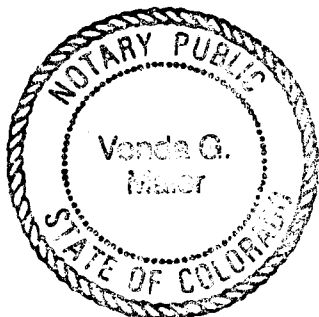
State of Colorado)
)ss.
County of Boulder)

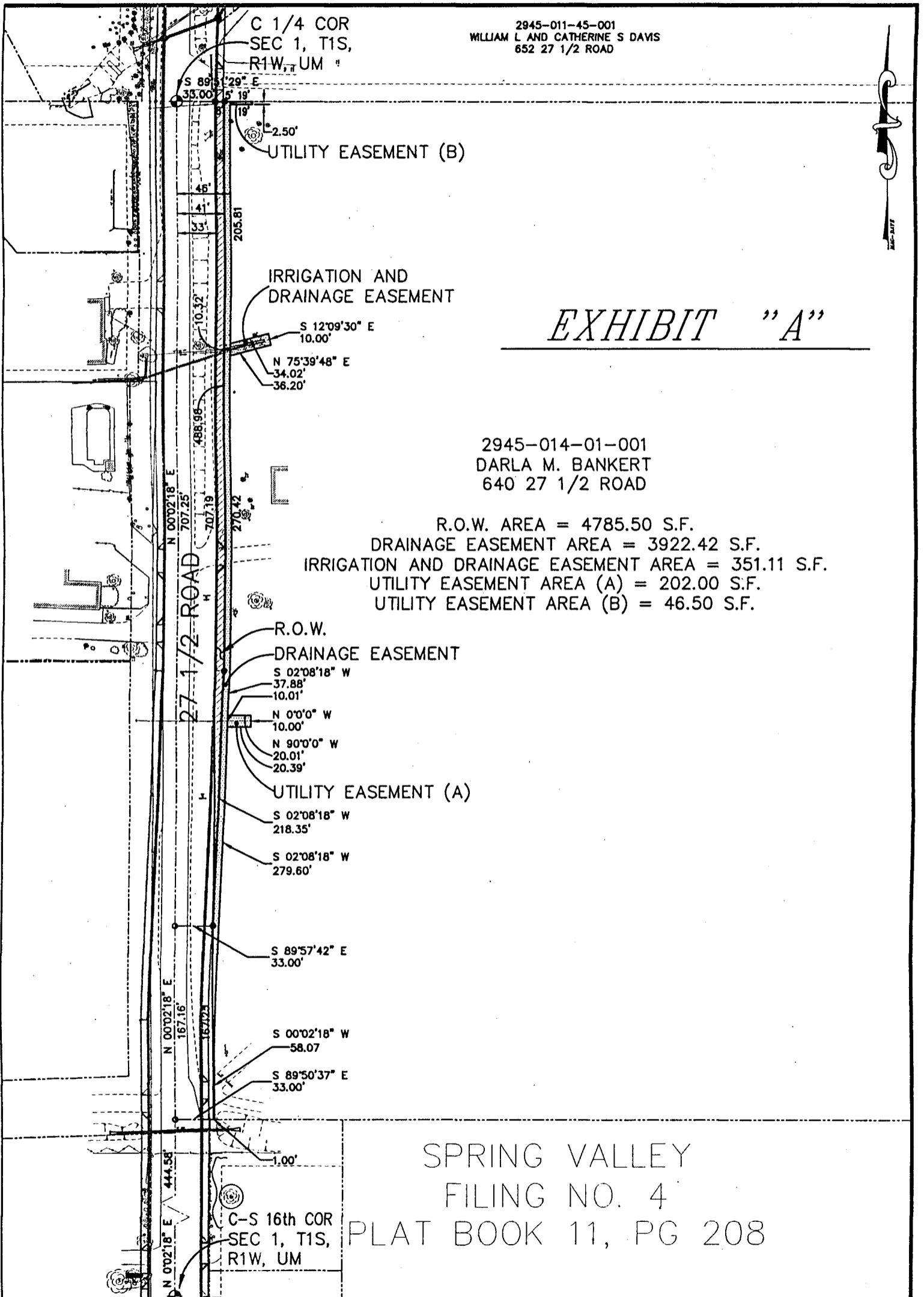
The foregoing instrument was acknowledged before me this 10 day of March, 1999, by Darla M. Bankert.

My commission expires My Commission expires June 17, 2002

Witness my hand and official seal.

Vonda G. Mair
Notary Public





2945-011-45-001
 WILLIAM L AND CATHERINE S DAVIS
 652 27 1/2 ROAD

EXHIBIT "A"

2945-014-01-001
 DARLA M. BANKERT
 640 27 1/2 ROAD

R.O.W. AREA = 4785.50 S.F.
 DRAINAGE EASEMENT AREA = 3922.42 S.F.
 IRRIGATION AND DRAINAGE EASEMENT AREA = 351.11 S.F.
 UTILITY EASEMENT AREA (A) = 202.00 S.F.
 UTILITY EASEMENT AREA (B) = 46.50 S.F.

SPRING VALLEY
 FILING NO. 4
 PLAT BOOK 11, PG 208

DRAWN BY: JCS
 DATE: 1-19-99
 SCALE: 1" = 100'
 APPR. BY: TW
 FILE NO: Q1401001.DWG

RIGHT-OF-WAY DESCRIPTION MAP

27 1/2 ROAD - PATTERSON ROAD TO C ROAD

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION