

DNN02EPP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT OF WAY

NAME OF AGENCY OR CONTRACTOR: FRANK A. DUNN AND LOIS L. DUNN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 340 EPPS DRIVE - LOT 2 - BLOCK 2 OF EPPS SUBDIVISION

PARCEL NO.: 2943-074-11-002

CITY DEPARTMENT: PUBLIC WORKS

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

Book 3176 PAGE 545
2081297 10/14/02 0206PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

Frank A. Dunn and Lois L. Dunn, as Joint Tenants, Grantors, for and in consideration of the sum of Four Hundred Twenty-Six and 00/100 Dollars (\$426.00), 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 tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the Southeast 1/4 (SE 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Beginning at the Southeast Corner of Lot 2, Block 2 of Epps Subdivision, situate in the SE 1/4 of said Section 7 as recorded in Plat Book 7 at Page 3 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE 1/4 of said Section 7 to bear S 00°03'46" E with all bearings contained herein being relative thereto;
thence S 89°56'20" W along the south boundary line of said Lot 2 a distance of 16.00 feet;
thence leaving the south boundary line of said Lot 2, N 41°58'14" E a distance of 23.89 feet to a point on the east boundary line of said Lot 2;
thence S 00°03'46" E along the east boundary line of said Lot 2 a distance of 17.75 feet to the Point of Beginning,

containing 142.00 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 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 11 day of OCT, 2002.


Frank A. Dunn


Lois L. Dunn

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 11th day of October, 2002, by Frank A. Dunn and Lois L. Dunn, as Joint Tenants.

My commission expires 3.3.05.
Witness my hand and official seal.

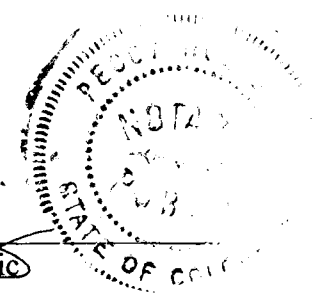
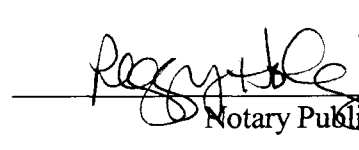
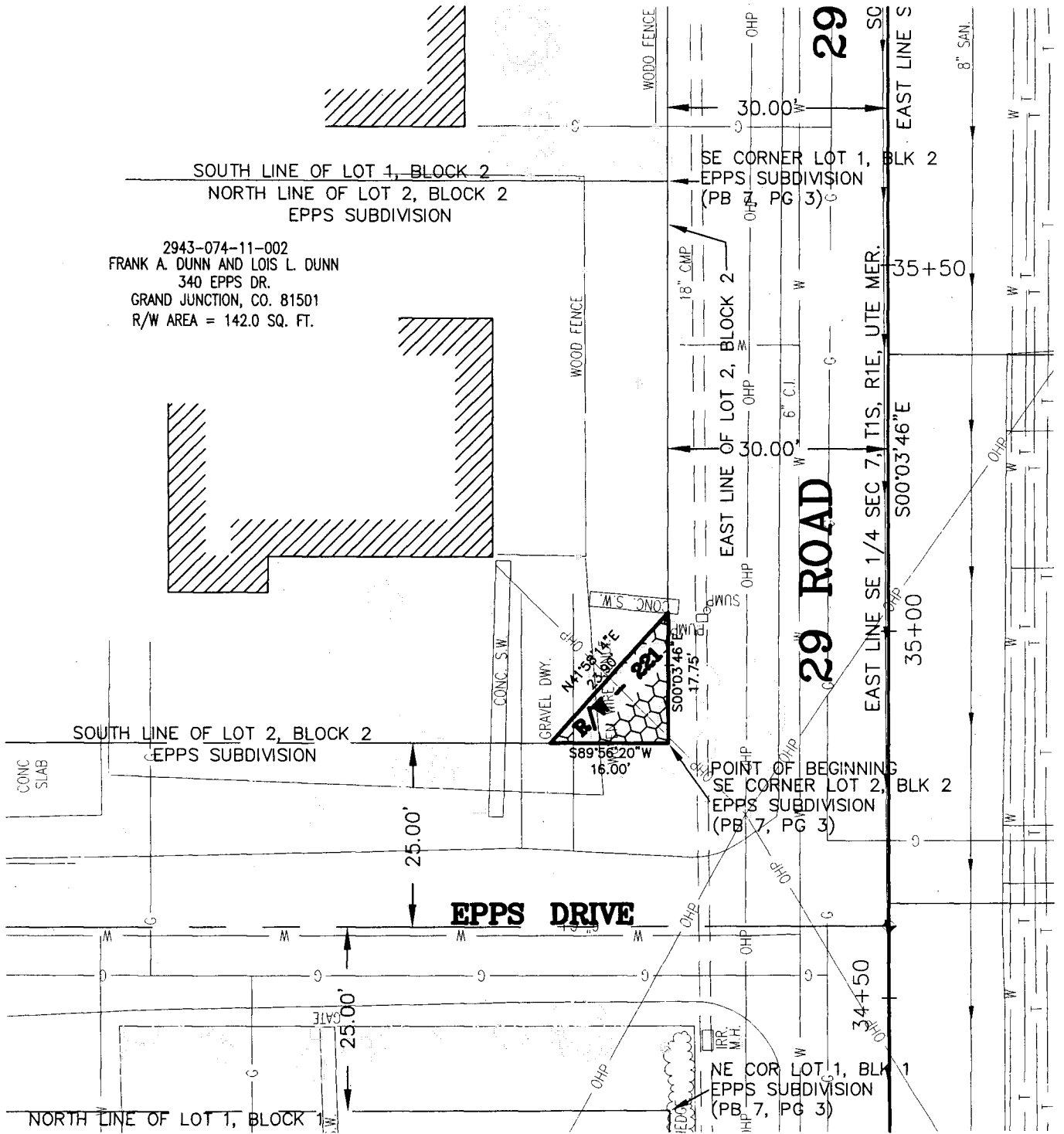


Notary Public

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 a means for establishing or verifying property boundary lines.

RECORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR RECORDATION

REVISED: 5-23-2002
REVISED: 3-04-2002

DRAWN BY: P.I.K.
DATE: 10-23-2001
SCALE: 1" = 20'
APPR. BY: TW
FILE NO: 1037DWG

29 ROAD
RIGHT-OF-WAY DESCRIPTION MAP
2943-074-11-002

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION