

DNS0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: DONALD P. DENNISON AND  
CAROLYN J. DENNISON

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 527  
29 ROAD

PARCEL NO.: 2943-074-00-021

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 5<sup>th</sup> Street  
Grand Junction, CO 81501

Book 3171 Page 495

2080065 10/07/02 1227PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00  
DOCUMENTARY FEE \$EXEMPT

2 PAGE DOCUMENT

**WARRANTY DEED**

Donald P. Dennison and Carolyn J. Dennison, as Joint Tenants, Grantors, for and in consideration of the sum of Two Thousand and 00/100 Dollars (\$2,000.00), 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 ¼ (SE ¼) 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:

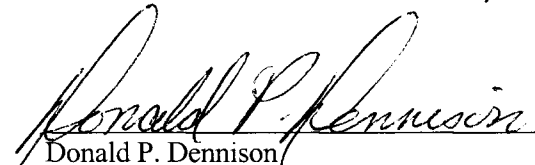
Commencing at the Southeast Corner of the Southeast ¼ of the Northeast ¼ of the Southeast ¼ ("SE ¼ NE ¼ SE ¼") of said Section 7, and considering the east line of the SE ¼ NE ¼ SE ¼ of said Section 7 to bear N 00°03'21" W with all bearings contained herein being relative thereto; thence N 89°49'04" W along the south line of the SE¼ NE¼ SE¼ of said Section 7 a distance of 15.31 feet to the True Point of Beginning;

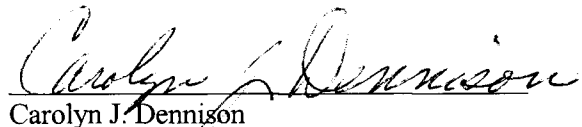
thence N 89°48'52" W along the south line of the SE ¼ NE ¼ SE ¼ of said Section 7 a distance of 14.69 feet;  
thence leaving the south line of the SE ¼ NE ¼ SE ¼ of said Section 7, N 00°03'21" W a distance of 66.00 feet;  
thence S 89°48'52" E a distance of 15.18 feet to a point on the west line of the open, used and historic right-of-way for 29 Road;  
thence S 00°22'12" W along the west line of the open, used and historic right-of-way for 29 Road a distance of 66.00 feet to the Point of Beginning,

containing 990.00 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<sup>th</sup> day of September, 2002.

  
Donald P. Dennison

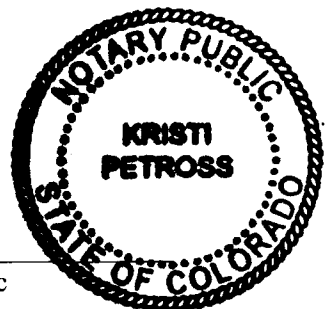
  
Carolyn J. Dennison

State of Colorado     )  
                                  )ss.  
County of Mesa        )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of September, 2002, by Donald P. Dennison and Carolyn J. Dennison, as Joint Tenants.

My commission expires 3/8/2005  
Witness my hand and official seal.

  
Notary Public



# EXHIBIT "A"

529 29 ROAD  
GRAND JUNCTION, CO. 81501

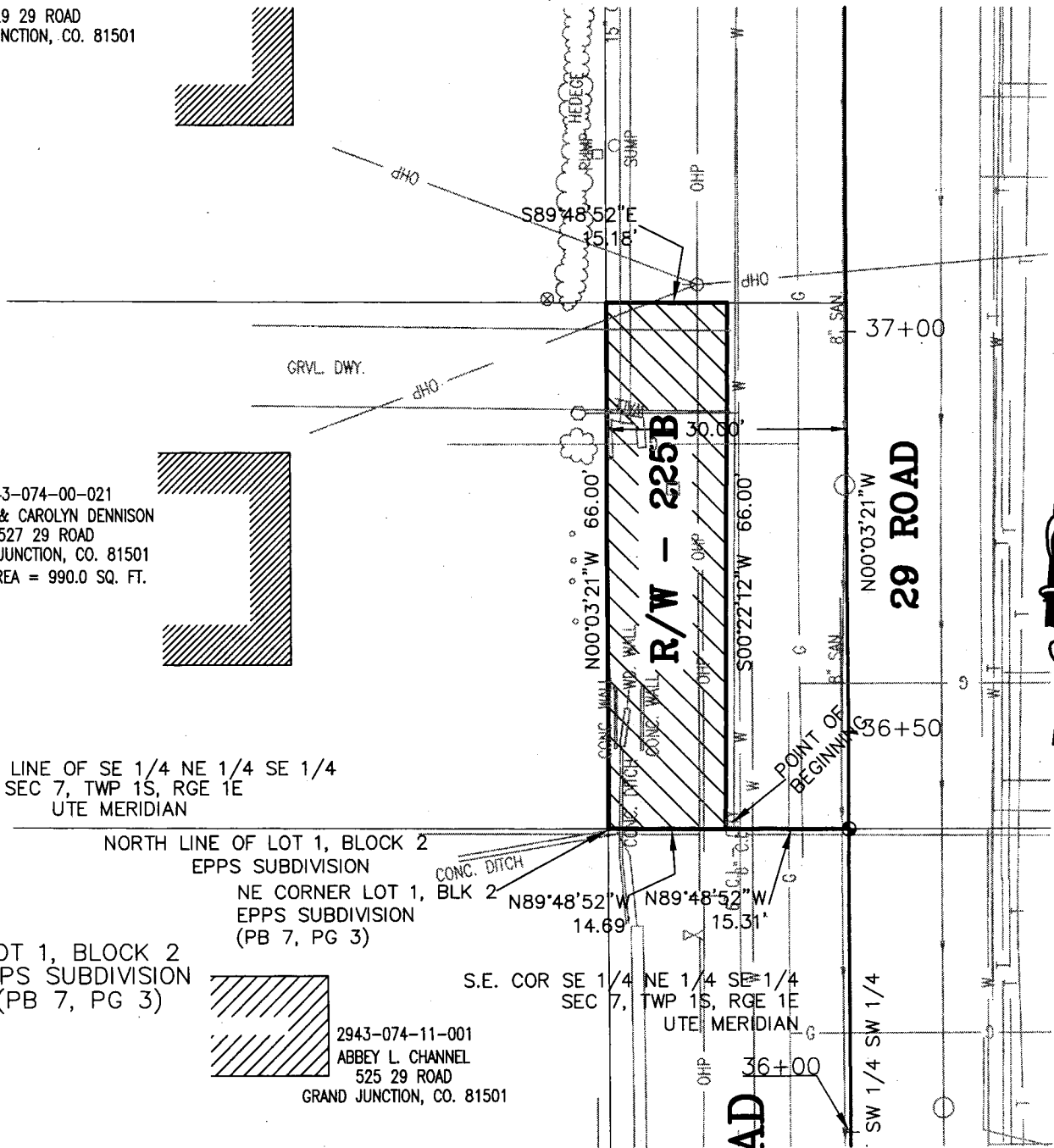
2943-074-00-021  
DONALD & CAROLYN DENNISON  
527 29 ROAD  
GRAND JUNCTION, CO. 81501  
R/W AREA = 990.0 SQ. FT.

SOUTH LINE OF SE 1/4 NE 1/4 SE 1/4  
SEC 7, TWP 1S, RGE 1E  
UTE MERIDIAN

NORTH LINE OF LOT 1, BLOCK 2  
EPPS SUBDIVISION  
NE CORNER LOT 1, BLK 2  
EPPS SUBDIVISION  
(PB 7, PG 3)

LOT 1, BLOCK 2  
EPPS SUBDIVISION  
(PB 7, PG 3)

2943-074-11-001  
ABBEY L. CHANNEL  
525 29 ROAD  
GRAND JUNCTION, CO. 81501



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.

REVISED: 8-28-2002  
REVISED: 3-23-2002  
REVISED: 2-27-2002

DRAWN BY: P.T.K.  
DATE: 10-03-2001  
SCALE: 1" = 20'  
APPR. BY: JW  
FILE NO: 1018DWG

29 ROAD  
RIGHT-OF-WAY DESCRIPTION MAP  
2943-074-00-021

DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY OF GRAND JUNCTION