

DOT965TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: WARRANTY DEED

NAME OF AGENCY OR CONTRACTOR: DEPARTMENT OF TRANSPORTATION

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 5TH STREET
VIADUCT PROJECT, PARCEL #104, PROJECT #BR(CX) 050-1(31)

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

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THIS DEED, Made this 18th day of JULY
19 96, between **CITY OF GRAND JUNCTION**
of the _____ County of Mesa and State of
Colorado, grantor, and **DEPARTMENT OF TRANSPORTATION**
STATE OF COLORADO

1772443 0839AM 09/27/96
MONIKA 1000 CLARKES MESA COUNTY CO
DOCUMENT FEE SEVEN

whose legal address is **4201 E. Arkansas Ave., Denver, CO 80222**

of the City and County of Denver and State of Colorado, grantor:
WITNESSETH, That the grantor for and in consideration of the sum of

One Dollar and other good and valuable consideration (\$1.00) ~~XXXXXX~~
the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell,
convey and confirm, unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the
County of Mesa and State of Colorado described as follows:

See Attached Exhibit "A" dated May 6, 1996 for Proj. No. BR(CX) 050-1(31)
Parcel No. 104

AFTER RECORDING PLEASE MAIL TO:
Colorado Department of Transportation
4201 E. Arkansas Avenue, Room 291
Denver, Colorado 80222
ATTENTION: Right of Way Section

as known by street and number as:
enumerator's schedule or parcel number:

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and
reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the
grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns
forever. And the grantor, for himself, his heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the grantee, his heirs and
assigns, that at the time of the executing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute
and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same
in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments,
encumbrances and restrictions of whatever kind or nature soever, except

The grantor shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee,
his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural,
the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.



Stephanie Nye
CITY CLERK

Mark K. Achen
CITY MANAGER

STATE OF COLORADO
County of MESA }

The foregoing instrument was acknowledged before me this 18th day of JULY, 19 96,
by MARK K. ACHEN as City Manager and STEPHANIE NYE as City Clerk.

My commission expires 2-28-98. Witness my hand and official seal.



Jim Woodmansee
Notary Public

Name and Address of Person Claiming Newly Created Legal Dispositions (9-17-06 S.C.R.3)

EXHIBIT "A"

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DESCRIPTION

PROJECT NO. BR(CX) 050-1(31)

PARCEL NO. 104

A tract or parcel of land No. 104 of the Department of Transportation, State of Colorado, Project No. BR(CX) 050-1(31) containing 0.001 acres, more or less, in Lot 13, Block 1 of the South Fifth Street Subdivision, City of Grand Junction, Mesa County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the westerly line of said Lot 13, from which the Street Monument at the intersection of 5th Street and 4th Avenue bears N. 02° 33' 53" W. a distance of 784.51 feet;

1. Thence S. 24° 46' 03" E. a distance of 11.19 feet to the southerly line of said Lot 13;
2. Thence N. 88° 07' 49" W. along said southerly line a distance of 5.00 feet to a 3.25" monument by PLS 4307 at the SW corner of said Lot 13;
3. Thence N. 01° 46' 46" E. along the westerly line of said Lot 13 a distance of 10.00 feet, more or less to the point of beginning.

The above described parcel contains 0.001 acres, more or less.

BASIS OF BEARINGS: S. 87°56'09" E. between the NW corner of Sec. 23, a found Mesa County Survey Monument and the N1/4 corner of Sec. 23, a found 3.25" brass cap monument by PLS 23877, both in T.1S., R.1W., U.M.

This description written by: Larry Baughman
Department of Transportation
222 So. 6th Street
Grand Junction, CO 81501

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Colorado Department of Transportation
1201 E. Arkansas Avenue, Room 291
Denver, Colorado 80222
ATTENTION: Right of Way Section