

DOW01IDP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: LARRY DOWD AND MARGUERITE DOWD, TRUSTEES
OF THE LARRY AND MARGUERITE DOWD LIVING TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 641 INDEPENDENT
AVENUE, GRAND JUNCTION

PARCEL NO.: 2945-104-00-022

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

2021242 10/23/01 0215PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

The Larry and Marguerite Dowd Living Trust, established September 3rd, 1998, Grantor, for and in consideration of the sum of Six Thousand One Hundred and 00/100 Dollars (\$6,100.00), 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 Public Roadway and Utilities right-of-way purposes, to wit:

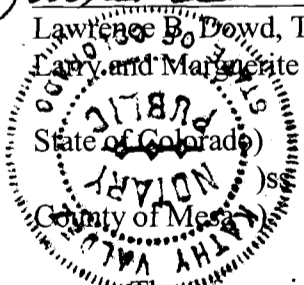
Commencing at the Northwest Corner of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 (NE 1/4 SW 1/4 SE 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the north line of the NE 1/4 SW 1/4 SE 1/4 of said Section 10 to bear S89°58'48"E with all bearings contained herein being relative thereto; thence leaving said north line, S 00°02'20" E along the west line of the NE 1/4 SW 1/4 SE 1/4 of said Section 10 a distance of 37.33 feet to a point on the south Right-of-Way line for Independent Avenue, as described by instrument recorded in Book 706 at Page 537 in the office of the Mesa County Clerk and Recorder said point being the **True Point of Beginning**; thence S 89°20'02" E along the said south Right-of-Way line for Independent Avenue a distance of 70.01 feet; thence leaving said south Right-of-Way line for Independent Avenue, S 00°02'20" E a distance of 14.32 feet; thence N 86°09'58" W a distance of 49.48 feet; thence along the arc of a curve concave to the southwest, having a radius of 970.00 feet, a central angle of 01°13'14", and a long chord bearing N 86°46'35" W a distance of 20.66 feet; thence N 00°02'20" W a distance of 10.67 feet to the **True Point of Beginning**,

containing 868.41 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 it 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 23 day of October, 2001.

Lawrence B. Dowd Trustee Marguerite E. Dowd Trustee
Lawrence B. Dowd, Trustee Marguerite E. Dowd, Trustee
Larry and Marguerite Dowd Living Trust Larry and Marguerite Dowd Living Trust



The foregoing instrument was acknowledged before me this 23rd day of October, 2001, by Lawrence B. Dowd and Marguerite E. Dowd, Trustees of the Larry and Marguerite Dowd Living Trust, established September 3rd, 1998.

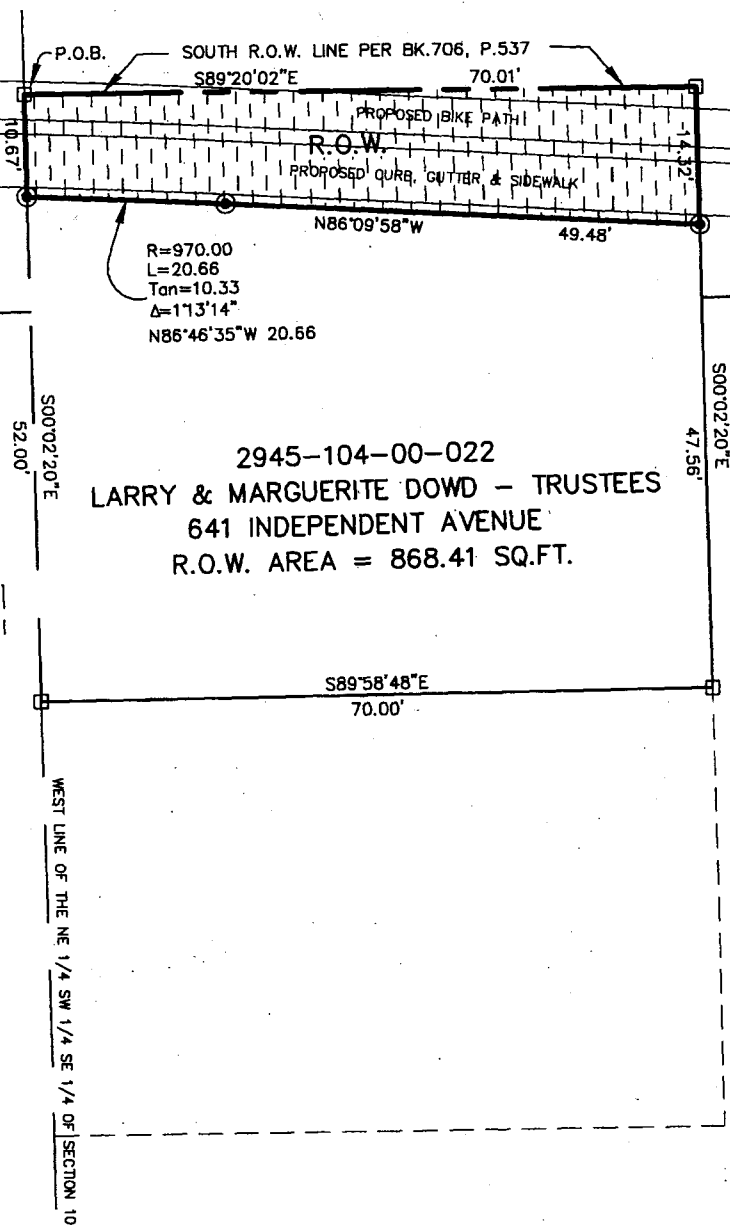
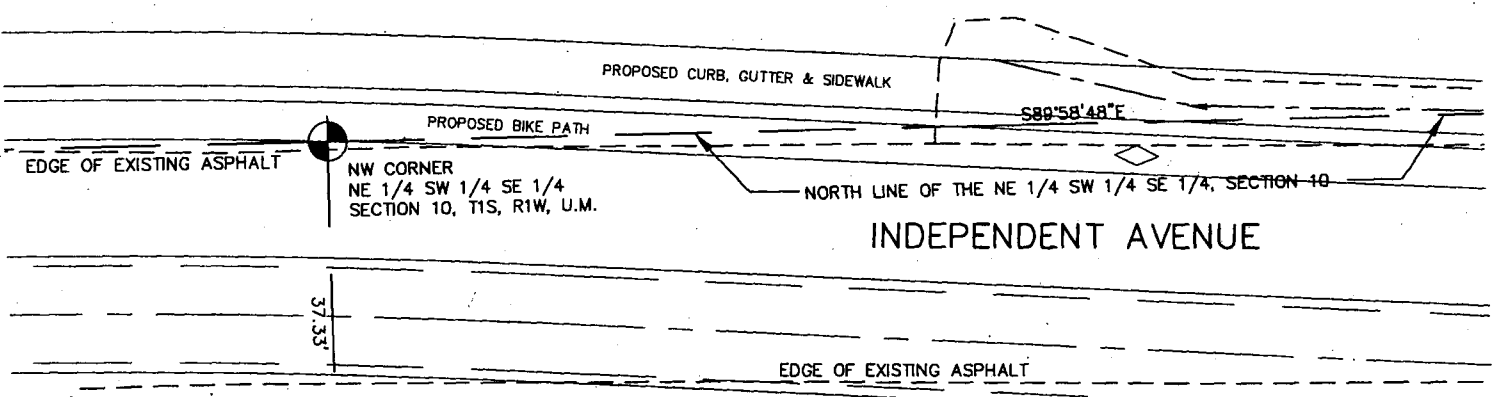
My commission expires 4-21-04.
Witness my hand and official seal.

Kathy Valdez
Notary Public

EXHIBIT "A"

WESTLAKE PARK SUBDIVISION

U.S. WEST
EASEMENT



DRAWN BY: SRP
DATE: 2-7-2001
SCALE: 1" = 20'
APPR. BY: TW
FILE NO: INDEP_1.DWG

RIGHT-OF-WAY DESCRIPTION MAP
INDEPENDENT AVENUE - LARRY DOWD PROPERTY

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION