

DUN735TH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: FRANK M. DUNN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 2 OF HAGGERTY'S FIRST
SUBDIVISION - RIGHT-OF-WAY FOR ON-OFF S. 5TH ST BRIDGE STATE HWY TOPICS
PROJECT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1973

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RECORDER'S STAMP

State Documentary Fee
Date JUN 21 1973
\$ *Exempt*

THIS DEED Made this 14th day of September, 1972, between Frank M. Dunn of the County of Mesa and State of Colorado, of the first part, and The City of Grand Junction, Colorado, a corporation organized and existing under and by virtue of the laws of the State of Colorado, of the second part:

WITNESSETH, That the said part Y of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration ===== DOLLARS to the said part Y of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, haS granted, bargained, sold and conveyed, and by these presents do ES grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lot or parcel of land, situate, lying and being in the County of MESA and State of Colorado, to wit:

Beginning at a point 22.4 feet west of the Northeast Corner of Lot 2 of Haggerty's First Subdivision, thence running South 2° 09' East for a distance of 26.6 feet, thence running South 23° 51' East for a distance of 51.9 feet to the Southeast Corner of Lot 2, thence running west for a distance of 20 feet, thence running northwesterly to the point of beginning; all in Mesa County, Colorado

TOGETHER with all and singular the hereditaments and appurtenances thereunto 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 said part Y of the first part, 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 said party of the second part, its successors and assigns forever. And the said part Y of the first part, for himself, heirs, executors, and administrators, do ES covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents, well seized of the premises above conveyed, as of 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 and encumbrances of whatever kind or nature soever,

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said part of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said part Y of the first part haS hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Frank M. Dunn [SEAL]
[SEAL]
[SEAL]

STATE OF COLORADO, } ss.
County of Mesa
The foregoing instrument was acknowledged before me this 20th day of June 1973, by Frank M. Dunn

My commission expires April 15, 1975

WITNESS my hand and official seal.

Donald B. Waring
Notary Public.

