

DUN84POP

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: HARRY LEE DUNNING AND ERMA
DUNNING

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 434
INDEPENDENT AVENUE POPLAR DRIVE RIGHT OF WAY NORTH EAST
CORNER OF POPLAR DRIVE AND INDEPENDENT AVENUE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1984

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

ERMA DUNNING

Grantor(s)

HARRY LEE DUNNING

1372272 DOC EXEMPT 02:52 PM
SEP 24 1984 E.SAWYER,CLK&REC MESA CTY,CO
BOOK 1510 PAGE 774

whose address is 434 Independent Avenue, Grand Junction,
Colorado 81501 *County of Mesa, State of
Colorado

, for the consideration of
Two Thousand Thirty-five and 00/100
(\$ 2,035.00) dollars, in hand paid, hereby sell(s)

and convey(s) to THE CITY OF GRAND JUNCTION, a municipal corporation

whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501

County of Mesa, and State of Colorado

the following real property in the / City of Grand Junction
County of Mesa, and State of

Colorado, to wit:

a parcel of land for road and utility right of way purposes located in the NE 1/4
SE 1/4 of Section 10, Township 1 South, Range 1 West of the Ute Meridian as more
particularly described in the attached Exhibit A

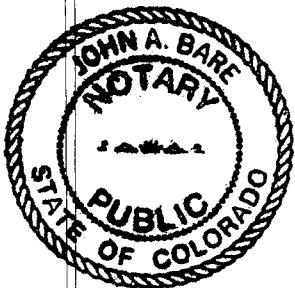
also known by street and number as 434 Independent Avenue, Grand Junction, CO 81501

with all its appurtenances, and warrant(s) to title to the same, subject to

Signed this 28th day of August, 19 84

Erma Dunning
Erma Dunning

Harry Lee Dunning
Harry Lee Dunning



STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me in the _____ County
of Mesa, State of Colorado, this 28th day
of August, 19 84, by Erma Dunning and Harry Lee Dunning

My commission expires
Witness my hand and official seal.

Address of Notary Public:
* If in Denver, insert "City and."

John A. Bare
Notary Public
2184 Lassen Ct. Grand Jct Co 81503
Address

A parcel of land for Road and Utility right of way purposes located in NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 10, Township 1 South, Range 1 West of the Ute Meridian more particularly described as follows:

Commencing at the found Mesa County Brass Cap #203-1 set for the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10, with all bearings herein being relative to West between said brass cap and found Mesa County Brass Cap #1058 set for the Southeast corner NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10 as basis of bearings;

Thence West, 1320 feet to the True Point of Beginning, said point also being the Southwest corner of a tract of land owned by the undersigned as described in Book 1160 Page 315 recorded with the office of the Mesa County Clerk and Recorder;

Thence, along the West boundary line of said tract of land or the East right of way line of present Poplar Drive, North 200 feet to the Northwest corner of said tract of land;

Thence, along the North boundary line of said tract of land, East 3 feet;

Thence South, 190 feet;

Thence S54°27'44"E, 8.6 feet;

Thence South, 5 feet to the South boundary line of said tract of land;

Thence, along said boundary line or the North right of way line of present Independent Avenue, West, 10 feet to the True Point of Beginning.

The above described parcel contains 652.5 sq. ft., ~~more or less.~~

JAB
E. T. D.
H. L. D.