

DUR73ORC

TYPE OF RECORD: DEED (WARRANTY)

CATEGORY OF RECORD: PERMANENT

NAME OF AGENCY OR CONTRACTOR: LAURETTA C. DURAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: WEST
ORCHARD AVE LOT 15 SHAW SUBDIVISION WESTLAKE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1973

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

JUL 20 1973

State of Colorado
County of Mesa

Recorded at 1:25 o'clock P.M.

Reception No. 1051085 Annie M. Dunston Recorder.

1000 185

RECORDER'S STAMP

State Documentary Fee
Date JUL 20 1973
\$ *Exempt*

THIS DEED Made this 20th day of July 19 73, between Laretta C. Duran of the County of Mesa and State of Colorado, of the first part, and The City of Grand Junction, 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 party of the first part, for and in consideration of the sum of Ten Dollars and other valuable consideration ===== DOLLARS to the said party 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 does 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:

All that part of Lot 15 of Shaw's Subdivision Amended of Tract C West Lake Park lying North of a line described as: Beginning at a point on the West line of said Lot 15 which point is 75 feet North of the Southwest corner of said Lot 15, thence Northeasterly to a point on the East line of said Lot 15 which point is 85 feet North of the Southeast corner of said Lot 15. 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 party 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 party of the first part, for her self, her heirs, executors, and administrators, does 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, except:

taxes for 1973 payable in 1974 and subsequent taxes

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 party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of
} *Laretta C. Duran* [SEAL]
} [SEAL]
} [SEAL]

STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 20th day of July 19 73, by Laretta C. Duran

My commission expires April 5, 1975

WITNESS my hand and official seal.

Donald H. Wain
Notary Public.

