

DVC99BNA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: DAVID V. CHRISTENSEN AND DIXIE CHRISTENSEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARCEL NO. 2945-032-00-137, RIGHT OF WAY FOR 25 ½ ROAD BETWEEN BRENNNA WAY AND WESTWOOD DRIVE FOR BRIDGE REPLACEMENT AT GRAND VALLEY CANAL

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1999

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1888865 02/17/99 1247PM
MONIKA TODO CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT


David V. Christensen and Dixie Christensen, Grantors, for and in consideration of the sum of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do 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 Roadway and Utilities right-of-way purposes, to wit:

Commencing at the Northeast Corner of the Southeast 1/4 of the Northwest 1/4 (SE 1/4 NW 1/4) of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the East line of the SE 1/4 NW 1/4 of said Section 3 to bear S 00°00'39" W with all bearings contained herein being relative thereto; thence S 00°00'39" W along the East line of the SE 1/4 NW 1/4 of said Section 3 a distance of 696.33 feet; thence leaving the East line of said SE 1/4 NW 1/4, N 89°59'21" W a distance of 25.00 feet to a point on the West right-of-way line for 25 1/2 Road and the True Point of Beginning;

thence leaving said right-of-way line, N 77°37'58" W a distance of 12.28 feet to a point on the North boundary line of Tract C, Westwood Ranch Subdivision Filing No. One, as recorded in Plat Book 16 at Pages 294 and 295 in the office of the Mesa County Clerk and Recorder; thence leaving said North boundary line, N 00°00'39" E a distance of 51.19 feet to a point on the South boundary line of Lot 1, Block 1 of Valley Meadows Subdivision as recorded in Plat Book 14 at Page 251 in the office of the Mesa County Clerk and Recorder; thence S 77°37'58" E a distance of 12.28 feet to a point on the West right-of-way line for 25 1/2 Road; thence S 00°00'39" W along said right-of-way line a distance of 51.19 feet to the Point of Beginning, containing 614.25 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 Grantors hereby covenanting that they 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 3 day of February, 1999.


David V. Christensen

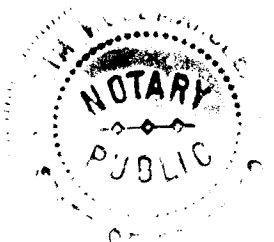

Dixie Christensen


State of Colorado)
)ss.
County of Mesa)

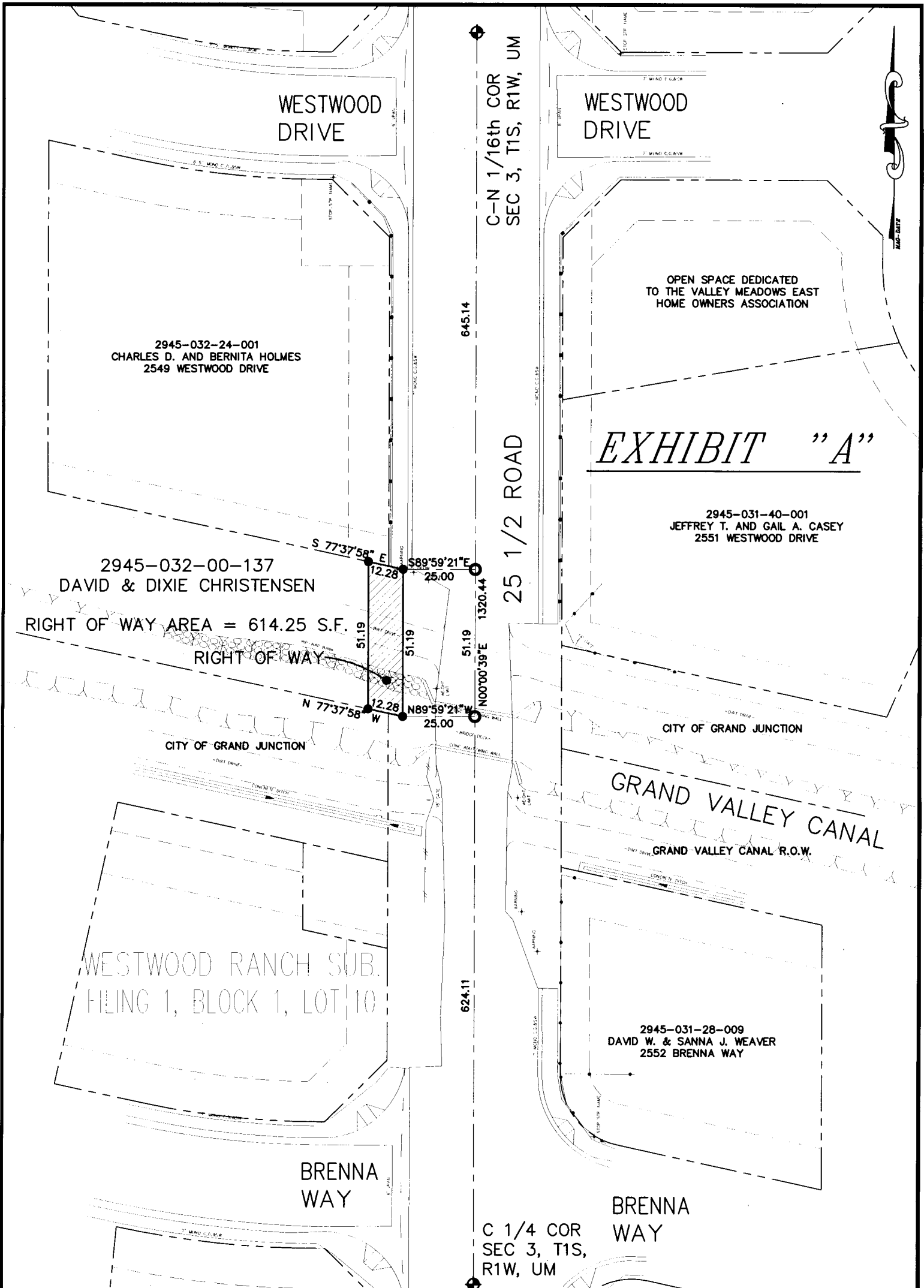
The foregoing instrument was acknowledged before me this 3rd day of February, 1999, by David V. Christensen and Dixie Christensen.

My commission expires 5/11/2002.

Witness my hand and official seal.




Notary Public



DRAWN BY: JCS
 DATE: 1-27-99
 SCALE: 1" = 40'
 APPR. BY: IW
 FILE NO: 3200137.DWG

RIGHT-OF-WAY DESCRIPTION MAP
 25 1/2 ROAD BRIDGE REPLACEMENT AT GRAND VALLEY CANAL

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION