

ELB95282

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED

NAME OF AGENCY OR CONTRACTOR: ELDEN L. BOH AND NANCY L. BOH

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 511 28 1/4
ROAD, PARCEL NO. 2943-073-00-126 FOR RIGHT OF WAY

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WARRANTY DEED

1708844 02:02 PM 02/13/95
MONIKA TODD CLK&REC MESA COUNTY CO
DOC EXEMPT

THIS INDENTURE is made and entered into this 13th day of February, 1995, by and between ELDEN L. BOH and NANCY L. BOH (hereinafter referred to as "Grantors") and the CITY OF GRAND JUNCTION, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 (hereinafter referred to as "Grantees").

WITNESSETH:

That said Grantors, for and in consideration of the sum of Nine Thousand Four Hundred Sixty and 08/100 Dollars (\$9,460.08) in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, do by these presents sell and convey unto the said Grantee, its successors and assigns forever, the following described tract or parcel of land No. 103 of City of Grand Junction 28 $\frac{1}{4}$ Road Improvement Project for Roadway and Utilities Right-of-Way purposes lying, being situate in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

A tract or parcel of land No. 103 of City of Grand Junction 28 $\frac{1}{4}$ Road Project being a part of the North 3 acres of the E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the East line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7 from whence the Mesa County Brass Cap for the Southeast Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 bears S 02°05'00" W a distance of 264.75 feet with all bearings contained herein being relative thereto;

Thence N 02°05'00" E along the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ distance of 394.17 feet to the Northeast Corner of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence N 87°59'08" W along the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 23.0 feet;

Thence S 02°05'00" W a distance of 394.17 feet;

Thence S 87°59'08" E a distance of 23.0 feet to the Point of Beginning;

The above described parcel of land contains 9,065.91 square feet (0.208+- acres), of which 4,335.87 square feet (0.100+- acres) is right-of-way for 28 $\frac{1}{4}$ Road by right of use as depicted on Exhibit "A" attached hereto and incorporated herein by reference.

