

ELL0229R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: DAVID ROY ELLIOTT AND
DEBORAH JEAN ELLIOTT

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 515
29 ROAD - EPPS SUBDIVISION - LOT 18 OF BLOCK 2

PARCEL #: 2943-074-11-015

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2002

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3153 Page 428

2076078 09/13/02 1027AM
MONIKA TOBB CLK&REC MESA COUNTY CO
REC FEE \$10.00
DOCUMENTARY FEE \$EXEMPT

WARRANTY DEED

David Roy Elliott and Deborah Jean Elliott, as Joint Tenants, Grantors, for and in consideration of the sum of Four Hundred Twenty-Eight and 10/100 Dollars (\$428.10), 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 Public Roadway and Utilities Right-of-Way purposes, to wit:

A tract or parcel of land for Public Roadway & Utilities Right-of-Way purposes, situate in the Southeast ¼ (SE ¼) of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows, to wit:

Beginning at the Northeast Corner of Lot 18, Block 2 of Epps Subdivision, situate in the SE ¼ of said Section 7 as recorded in Plat Book 7 at Page 3 in the office of the Mesa County Clerk and Recorder, and considering east line of the SE ¼ of said Section 7 to bear S 00°03'46" E with all bearings contained herein being relative thereto;

thence S 00°03'46" E along the east boundary line of said Lot 18 a distance of 17.84 feet;

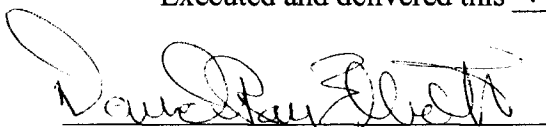
thence leaving the east boundary line of said Lot 18, N 41°56'59" W a distance of 23.96 feet to a point on the north boundary line of said Lot 18;

thence N 89°56'20" E along the north boundary line of said Lot 18 a distance of 16.00 feet to the Point of Beginning,

containing 142.70 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 10th day of SEPTEMBER, 2002.



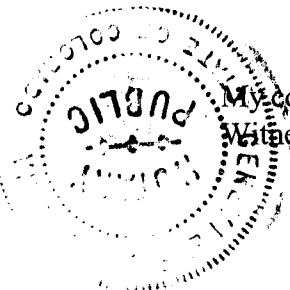
David Roy Elliott



Deborah Jean Elliott

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 10th day of September, 2002, by David Roy Elliott and Deborah Jean Elliott, as Joint Tenants.



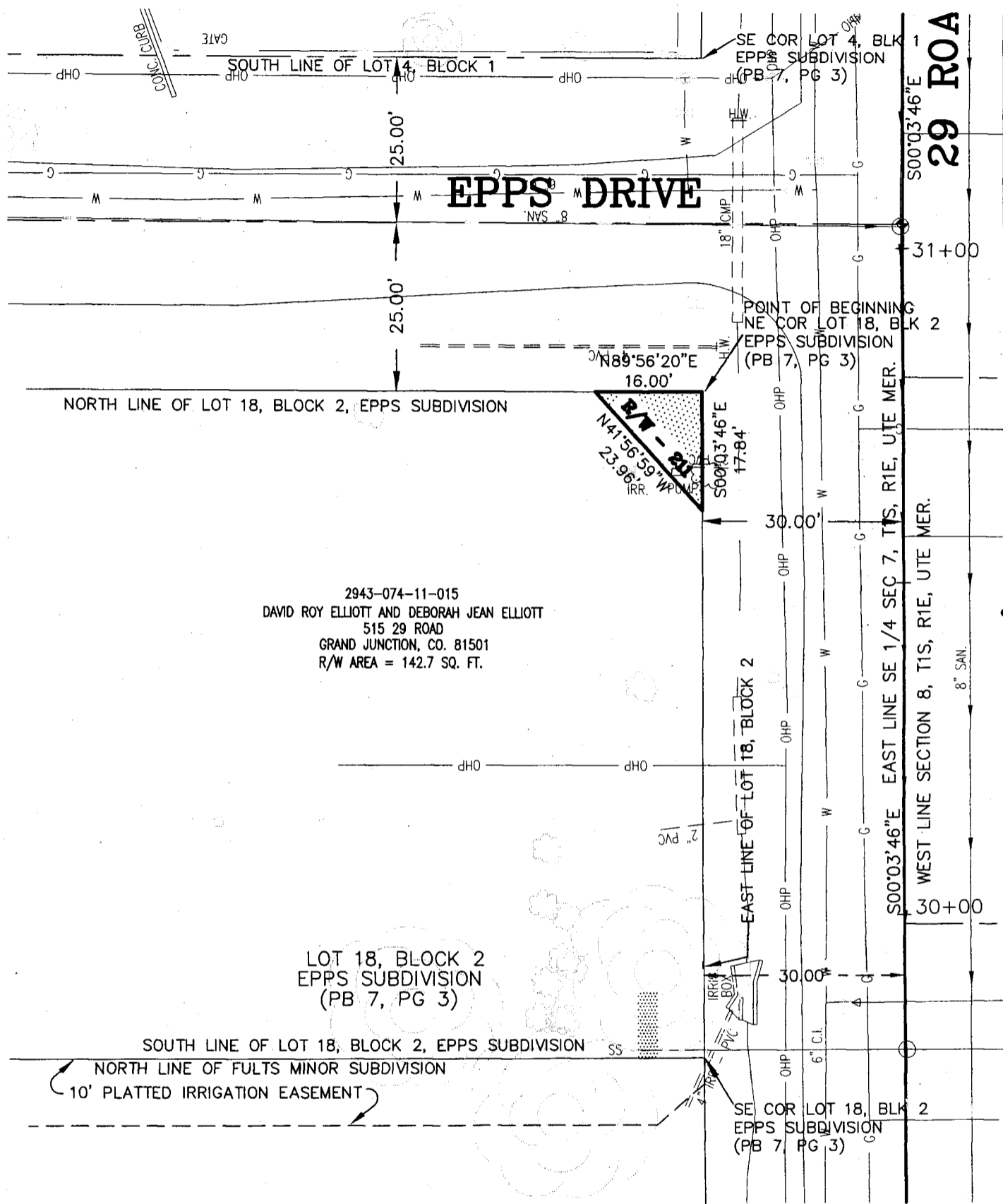
My commission expires April 4, 2003.
Witness my hand and official seal.



Notary Public

C:\drawing\Peter\New_work\29_Road Exhibits\dwg\EXIST-R14.dwg 05/23/2002 03:02:32 PM MDT

EXHIBIT "A"



2943-074-11-015
 DAVID ROY ELLIOTT AND DEBORAH JEAN ELLIOTT
 515 29 ROAD
 GRAND JUNCTION, CO. 81501
 R/W AREA = 142.7 SQ. FT.

LOT 18, BLOCK 2
 EPPS SUBDIVISION
 (PB 7, PG 3)

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

REVISED: 5-23-2002
 REVISED: 3-04-2002
 REVISED: 3-01-2002

DRAWN BY: P.I.K.
 DATE: 10-23-2001
 SCALE: 1" = 20'
 APPR. BY: TW
 FILE NO: 1040DWG

29 ROAD
 RIGHT-OF-WAY DESCRIPTION MAP
 2943-074-11-015

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION
 CITY OF GRAND JUNCTION