

ELL0630R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF PROPERTY OWNER  
OR GRANTOR OR GRANTEE: DAVID A. ELLER AND GWEN K. ELLER

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

ADDRESS: 157 30 ROAD - HAWK'S NEST SUBDIVISION

PARCEL NO: 2943-321-00-154

CITY DEPARTMENT: PUBLIC WORKS AND PLANNING

YEAR: 2006

EXPIRATION: NONE

DESTRUCTION: NONE

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

**WARRANTY DEED**

David A. Eller and Gwen K. Eller whose address in 2999 B Road, Grand Junction, CO 81503 for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has sold, granted and conveyed, and by these presents does 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 strip of land for road right-of-way, situated in the E 1/2 NE 1/4 of Section 32, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows;

Commencing at the E 1/16 corner of the north line of said section 32;  
thence N89°36'25"E a distance of 655.85 feet along said north line, being the basis of bearing from the E 1/16 corner to the northeast corner of said section 32;  
thence S00°00'11"E a distance of 30.00 feet to the south right-of-way line of B Road and the point of beginning;  
thence S00°00'11"E a distance of 2059.41 feet;  
thence N90°00'00"W a distance of 55.30 feet;  
thence N00°00'00"W a distance of 32.72 feet;  
thence along the arc of a non-tangent curve to the right 39.57 feet, having a central angle of 90°41'12" and a radius of 25.00 feet, the chord of which bears N45°20'09"E a distance of 35.57 feet;  
thence N00°00'11"W a distance of 2001.47 feet to said south right-of-way;  
thence N89°36'25"E a distance of 30.00 feet to the point of beginning.

Said parcel contains 1.46 acres more or less as described herein.

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 26<sup>th</sup> day of April, 2006.

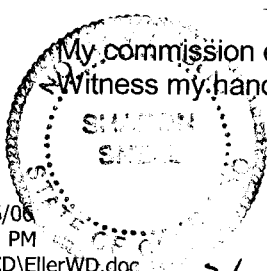
David A. Eller  
David A. Eller

Gwen K. Eller  
Gwen K. Eller

State of Colorado            )  
  )ss.  
County of Mesa             )

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 2006, by David A. Eller and Gwen K. Eller.

My commission expires \_\_\_\_\_  
Witness my hand and official seal.



Sharon Snell  
Notary Public

4/26/06  
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My Commission Expires 3/10/07