

ELS02LMA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-
OF-WAY

NAME OF AGENCY OR CONTRACTOR: JAMES P. ELSBERRY AND ELDORA
E. ELSBERRY

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 229
RADAN STREET - LOT 6, BLOCK THREE OF LOMA LINDA SUBDIVISION

FILE#: FP-2002-178

PARCEL #: 2943-293-09-007

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 3229 Page 336
2093345 12/16/02 0354PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$5.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

JAMES P. ELSBERRY and ELDORA E. ELSBERRY, Grantors, 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 granted and conveyed, and by these presents does hereby 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:

Beginning at the Southwest Corner of Lot 6, Block Three of Loma Linda Subdivision, situate in the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, as recorded in Plat Book 11 at Page 196 in the office of the Mesa County Clerk and Recorder;
thence S 00°00'00" E a distance of 25.00 feet to the center of Mesa County Road "El Torro";
thence N 90°00'00" W a distance of 114.98 feet;
thence N 00°00'00" W a distance of 25.00 feet;
thence N 90°00'00" E a distance of 114.98 feet to the Point of Beginning.

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 4th day of August, 2002.

James P. Elsberry
James P. Elsberry

Eldora E. Elsberry
Eldora E. Elsberry

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 4th day of August, 2002, by James P. Elsberry and Eldora E. Elsberry.

My commission expires 12/5/05.
Witness my hand and official seal.



Andrea C. Elsberry
Notary Public