EVA0125R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: DAVID EVARTS AND VICKI EVARTS, TRUSTEES

FOR THE 1997 TRUST

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 556 25 ROAD,

GRAND JUNCTION

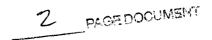
PARCEL NO.: 2945-102-00-104

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



WARRANTY DEED

1999207 06/04/01 0347PM MONIKA TODD CLK&REC MESA COUNTY CORECTEE \$10.00

David Evarts and Vicki Evarts, Trustees for the 1997 Trust, Grantors, for and in consideration of the sum of Four Hundred Sixteen and 65/100 Dollars (\$416.65), 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:

Commencing at the West ¼ Corner of Section 10, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Juntion, County of Mesa, State of Colorado, and considering the west line of the SW¼ NW ¼ of said Section 10 to bear N 00°05'45"W with all bearings contained herein being relative thereto; thence N 00°05'45"W along the West line of said Section 10 a distance of 340.00 feet; thence leaving said west line of said Section 10 N89°54'15"E a distance of 30.00 to a point common to the east right-of-way line for 25 Road as described by instrument recorded in Book 1448 at page 36, in the office of Mesa County Clerk and Recorder, and the south right-of-way line for West Pinyon Avenue as described by instrument recorded in Book 909 at page 647, office of Mesa County Clerk and Recorder and the True Point of Beginning; thence N89°54'15"E along said south right-of-way of West Pinyon Avenue, a distance of 12.91 feet:

thence leaving said south right-of-way S44°53'34"W a distance of 18.26 feet to a point on said east right-of-way for 25 Road;

thence N 00°05'45"W along said east right-of-way line for 25 Road a distance of 12.91 feet to the True Point of Beginning:

containing 83.33 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 29 da	y of
	David Evarts, Trustee
	Vicki Evarts, Trustee
State of Colorado))ss. County of Mesa)	
	eknowledged before me this <u>£9</u> 7H day of d Vicki Evarts, Trustees for the 1997 Trust.
My commission expires 03.01.	os´.
Witness my hand and official seal.	POCA HOCO Notary Public

