

FER01PAT

TYPE OF RECORD: PERMANENT

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

PURPOSE: PUBLIC ROADWAY AND UTILITIES

NAME OF PROPERTY OWNER OR GRANTOR: GEORGE L. FERREE AND GWEN FERREE

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK: LOT 5A, MESA VILLAGE
SUBDIVISION, GRAND JUNCTION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2001

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3

2020430 10/16/01 0427PM

MONIKA TODD CLK&REC MESA COUNTY CO

REC FEE \$15.00

DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

George L. Ferree and Gwen Ferree, Grantors, for and in consideration of the sum Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, have granted and conveyed, and by these presents do hereby grant and convey to The City of Grand Junction, a Colorado home rule municipality, address of 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, its successors and assigns forever, all of their right, title and interest in and to the following described tract or parcel of land for Public Roadway and Utilities right-of-way purposes, to wit:

See Exhibit A attached hereto and incorporated by reference 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.

Grantors intend to convey all of their right, title and interest to the described property, including fee simple title, even though Grantee is acquiring the property for transportation purposes.

Executed and delivered this 2 day of October, 2001.

GRANTORS:

George L. Ferree
GEORGE L. FERREE

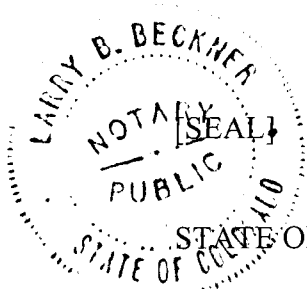
Gwen Ferree
GWEN FERREE

STATE OF COLORADO)
) ss,
COUNTY OF MESA)

Subscribed and sworn to before me this 2 day of October, 2001, by George L. Ferree.

My commission expires: 7-16-06

Larry B Beckner
Notary Public



STATE OF COLORADO)
) ss,
COUNTY OF MESA)

Subscribed and sworn to before me this 2 day of October, 2001, by Gwen Ferree.

My commission expires: 7-16-06

Larry B Beckner
Notary Public

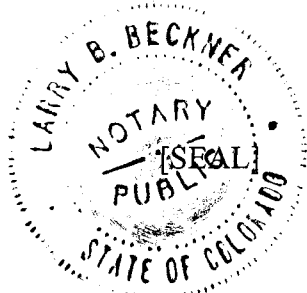


EXHIBIT A

Legal Description of Right of Way

Street Dedication - Parcel #8

PROPERTY DESCRIPTION

A parcel of land situated in Lots 5A, Replat of Mesa Village Subdivision, according to the plat recorded at Reception No. 1746811 of the Mesa County records, Mesa County, Colorado; being more particularly described as follows:

Beginning at the Southwest corner of said Lot 5A;
 Thence along the West line of said Lot 5A, North 00°06'21" East, a distance of 231.75 feet to a point of cusp on a 183.25 foot radius curve concave to the West;
 Thence 110.82 feet Southeasterly along the arc of said curve, through a central angle of 34°38'57", with a chord bearing South 17°13'08" East, a distance of 109.14 feet;
 Thence South 00°06'21" West tangent to said curve, a distance of 113.88 feet;
 Thence South 89°54'22" East, a distance of 16.13 feet;
 Thence South 44°56'59" East, a distance of 19.20 feet to the South line of said Lot 5A;
 Thence South 89°59'40" West, a distance of 62.22 feet to the Point of Beginning,

Mesa County, Colorado.

This description was prepared by:
 Dennis R. Shellhorn
 Colorado P.L.S. 18478
 529 25 1/2 Road, Suite 210
 Grand Junction, Colorado

NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.