

FIL7828R

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY DEED)

NAME OF AGENCY OR CONTRACTOR: LOYD FILES AND CORDELIA E.
FILES

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 28 ROAD ID-
ST-78 PHASE A.

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1978

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Earl Sawyer
Recorder.

LOYD FILES AND CORDELIA E. FILES

whose address is

County of Mesa, State of

Colorado, for the consideration of ONE (\$1.00)

dollars, in hand paid, hereby sell(s) and convey(s) to

CITY OF GRAND JUNCTION

STATE DOCUMENTARY FEE
DATE APR 28 '78
E Sawyer

whose address is

Mesa, and State of Colorado

County of Mesa, and State of Colorado, to wit:

A tract or parcel of land No. 1 of Project No. M 8438(1) containing 2,081 sq.ft., more or less, in the NW 1/4 of Section 18, Township 1 South, Range 1 East, of the Ute Meridian, in Mesa County, Colorado, said tract or parcel being more particularly described as follows:

Beginning at a point on the south right of way line of North Avenue (US 6) (Apr. 1977), from which the NW corner of Sec. 18, T. 1 S., R. 1 E., U.M., bears N. 89° 54' 00" W., a distance of 50 feet and North a distance of 40 feet;

1. Thence along the east right of way line of 28 Road (Apr. 1977), South, a distance of 181.40 feet;
2. Thence S. 89° 54' 00" E. a distance of 11.00 feet;
3. Thence North, parallel to the east right of way line of 28 Road (Apr. 1977), a distance of 161.40 feet;
4. Thence along the arc of a curve to the right, having a radius of 20.00 feet, a distance of 31.40 feet (the chord of this arc bears N. 45° 00' 00" E. a distance of 28.30 feet) to the south right of way line of North Ave. (Apr. 1977);
5. Thence along the south right of way line of North Ave., N.89°54'00"W., a distance of 31.00 feet to the point of beginning.

The above described parcel contains 2,081 sq.ft., more or less. with all its appurtenances, and warrant(s) the title to the same, subject to

After Recording Please Mail To:
The Department of Highways of the State of Colorado
Highway Office Building
4201 East Arkansas Avenue
Denver, Colorado 80222

ATTENTION: Right of Way Section

Signed this 6th day of April, 1978

Lloyd Files
LOYD FILES
Cordeia E. Files
CORDELIA E. FILES

STATE OF COLORADO,

County of

} ss.

The foregoing instrument was acknowledged before me this 6th day of April, 1978, by LOYD FILES AND CORDELIA E. FILES

My commission expires

Witness my hand and official seal.

Richard E. [Signature]
Notary Public



Statutory Acknowledgment.—If by natural person or persons here insert name or names; if by person acting in representative or official capacity or as attorney-in-fact then insert name of person as executor attorney-in-fact or other capacity or description; if by officer of corporation then insert name of such officer or officers as the president or other officers of such corporation naming it.

M 8438(1)
28 Road
Par. 1
1D-ST-18, PHASE A
1159099

No.....

WARRANTY DEED
SHORT FORM

LOYD FILES

CORDELIA E. FILES

TO

CITY OF GRAND JUNCTION

STATE OF COLORADO,

County of

MESA

} ss.

I hereby certify that this instrument was filed
for record in my office, at 10:58
o'clock 4 M., **APR 28 1978** 19.....,
and is duly recorded in book 1147
Page 78

Film No..... Reception No.....
Earl Sawyer
Recorder.

By..... Deputy.

Fee, \$ 27.00
13

Mail to: Dept of Highways
(or return to)

Send future tax statements to:
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