## FIX02LMA

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE:

PUBLIC ROADWAY AND UTILITIES RIGHT-

OF-WAY PURPOSES

NAME OF AGENCY OR CONTRACTOR: DANIEL R. FEIX

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 229

RADAN STREET - LOT 6 OF 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 5<sup>th</sup> Street Grand Junction, CO 81501

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2093344 12/16/02 0354PM Monika Todo ClkåRed Mesa County Co ReoFee \$5.00 SurChg \$1.00 Documentary Fee \$No Fee

## WARRANTY DEED

DANIEL R. FEIX, Grantor, 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 ½ of the North ½ of the Southwest ¼ 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 Granter hereby covenanting that he 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.



Notary Public