FMF9825R

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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: FRANK P. FORAKER AND MARTHA J. FORAKER

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STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 25 1/2 ROAD IMPROVEMENT PROJECT, PARCEL NO. 2945-034-52-001, RIGHT OF WAY, LOT 1 BLOCK 8, FALL VALLEY SUBDIVISION, FILING ONE AT F 1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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## WARRANTY DEED

1844852 05/06/98 0100PM Monika Todd Clk&Rec Mesa County Co Recfee \$10.00 SurChg \$1.00 Documentary Fee \$No Fee

Frank P. Foraker and Martha J. Foraker, Grantors, for and in consideration of the sum of Five Hundred and 00/100 Dollars (\$500.00), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and be 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 Roadway and Utilities right-of-way purposes, to wit:

Beginning at the Northwest Corner of Lot One, Block Eight of Fall Valley Subdivision Filing No. One situate in the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 16 at Pages 5 through 7 in the office of the Mesa County Clerk and Recorder;

thence N 89 53'37" E along the north boundary line of said Lot One a distance of 16.33 feet;

thence leaving said north boundary line, S 44 54'55" W a distance of 21.69 feet;

thence S 00 03'47" E a distance of 172.95 feet to a point on the south boundary line of said Lot One;

thence N  $89\square 14'09''$  W along the south boundary line of said Lot One a distance of 1.00 feet to the southwest corner of said Lot One;

thence N  $00\square 03^{2}47^{2}$  W along the west boundary line of said Lot One a distance of 188.26 feet to the Point of Beginning, containing 305.77 square feet as described herein and as 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 24th day of 1998. rank P. Foraker Marthà J. Foraker State of Colorado

County of Mesa

The foregoing instrument was acknowledged before me this  $24^{\text{APELL}}$  day of APELL 1997, by Frank P. Foraker and Martha J. Foraker.

My commission expires 3.3.01Witness my hand and official seal.

The foregoing legal description was prepared by Tim Woodmansee, 250 North 5th Street, Grand Junction, Colorado 81501.

otarv

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