

FRT85BON

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: WALTER G. FRITZLAN AND NAOMI
S. FRITZLAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: SOUTH OF
BONITO AVENUE WEST OF 13TH STREET ROAD AND UTILITY RIGHT
OF WAY EAGLETON SUBDIVISION LOT 11 BLOCK 1 2945-013-01-
010

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WALTER G. FRITZLAN and
NAOMI S. FRITZLAN

Recorder's Stamp
1395216 DOC EXEMPT 03:01 PM
JUL 17, 1985 E. SAWYER, CLK & REC MESA CTY, CO
BOOK 1547 PAGE 96

whose address is GRAND JUNCTION
SAID County of MESA and State of
COLORADO for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in

hand paid, hereby sell(s) and convey(s) to
THE CITY OF GRAND JUNCTION

A MUNICIPAL CORPORATION

_____ , whose address is

5TH AND ROOD, GRAND JUNCTION
COLORADO County of MESA and State of
in the SAID County of MESA and State of Colorado, to-wit:
In joint tenancy

A parcel of land for Road and Utility Right of Way purposes being a
portion of Lot 11, Block One, Eagleton Subdivision, City of Grand
Junction, County of Mesa, State of Colorado, being more particularly
described as follows:

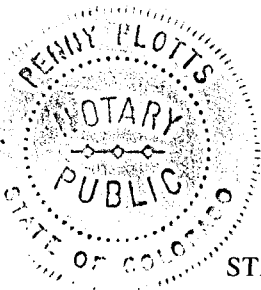
Beginning at the NE corner of said Lot 11,
Thence S 00°00'04" E along the east line of said Lot 11 a
distance of 12.53 feet;
Thence N 45°03'48" W 17.71 feet to a point on the north line of said
lot 11;
Thence N 89°52'29 E 12.53 feet to the Point of Beginning, containing
78.6 square feet, more or less.

with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions,
rights of way of record; 1985 taxes due and payable in 1986 and
all subsequent taxes and assessments thereafter.

Signed this 16TH day of JULY, 19 85

Walter G. Fritzlan
WALTER G. FRITZLAN

Naomi S. Fritzlan
NAOMI S. FRITZLAN



STATE OF COLORADO } ss
County of MESA

The foregoing instrument was acknowledged before me this 16TH day of JULY
19 85, by WALTER G. FRITZLAN and NAOMI S. FRITZLAN

My commission expires _____, 19____
Witness my hand and official seal.
My Commission Expires 8/18/1985
Western Colorado Title Co.
521 Rood Ave., Grd. Jct., CO 81501

[Signature]
Notary Public