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TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: GAMBLE ENTERPRISES, INC., A COLORADO

CORPORATION

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

2495 INDUSTRIAL

BOULEVARD, GRAND JUNCTION

PARCEL NO.: 2943-181-00-065

CITY DEPARTMENT:

PUBLIC WORKS

YEAR:

2001

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

## PAGE DOCUMENT

## WARRANTY DEED

1999612 06/06/01 0226PM Monika Todd Clk&Rec Mesa County Co RecFee \$10.00 Documentary Fee \$Exempt

Gamble Enterprises, Inc., a Colorado Corporation, Grantor, for and in consideration of the sum of Nine Hundred Sixty-Five and 35/100 Dollars (\$965.35), the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by 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 Public Roadway and Utilities right-of-way purposes, to wit:

## Parcel No. 1:

Beginning at the Northeast Corner of Lot 14, Block 2, Industrial Acres Subdivision, situated in Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described in insturment recorded in Plat Book 9 at Page 158, in the Office of the Mesa County Clerk and Recorder, and considering the east line of said Lot 14 to bear S00°05'53"E with all bearings contained herein being relative thereto; thence S00°05'53"E along said east line of Lot 14, the same being the west right-of-way line for 25 Road as dedicated in said Industrial Acres Subdivision a distance of 15.53 feet; thence leaving said east line of Lot 14, N45°06'26"W a distance of 22.02 feet to a point on the north line of said Lot 14, the same being the south right-of-way line for Industrial Boulevard as dedicated on said Industrial Acres Subdivision; thence S89°56'53"E along said north line of Lot 14 a distance of 15.57 feet to the Point of Beginning;

containing 120.87 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference;

## Parcel No. 2:

Beginning at the Southeast Corner of Lot 14, Block 2, Industrial Acres Subdivision, situated in Section 9, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, as described in insturment recorded in Plat Book 9 at Page 158, in the Office of the Mesa County Clerk and Recorder, and considering the east line of said Lot 14 to bear S00°05'53"E with all bearings contained herein being relative thereto; thence N89°56'53"W along the south line of said Lot 14 the same being the north right-of-way for West Mesa Court as dedicated on the Twenty-Five Road Subdivision as recorded in Plat Book 12 at Page 77, Records of Mesa County, a distance of 12.00 feet; thence leaving said north line N45°53'34"E a distance of 16.97 feet to a point on the east line of said Lot 14 and the west right-of-way for 25 Road as dedicated on said Industrial Acres Subdivision; thence S00°05'53"E along said east line of Lot 14 a distance of 12.03 feet to the Point of Beginning;

containing 72.20 square feet as described herein and 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	d delivered this		May	, 2001.	
		Gam	ible Enterprise	s, a Colorado Corpora	ation
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		Mar	k L. <b>Ø</b> amble, V	Vice President	
State of Colorado	)		1		
	)ss.				
County of Mesa	)				
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The foregoing instrument was acknowledged before me this 15th day of Cyung, 2001, Gamble Enterprises, a Colorado Corporation, by Mark L. Gamble, see President, attested to by Mary E. Gamble, Secretary.

My commission expires 3/14/2004

Witness my hand and official seal.

Dianna M. Kowaloki Notary Public

