

GEA03HAL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (WARRANTY)**

PURPOSE: PUBLIC ROADWAY AND UTILITIES RIGHT-OF-WAY

NAME OF PROPERTY OWNER OR GRANTOR: ROLAND W. GEARHART AND FRANCES L. GEARHART

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 1352 HALL AVE., GRAND JUNCTION CO 81501

PARCEL NO.: 2945-123-02-015

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 2003

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

WHEN RECORDED RETURN TO:

City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

Book 3301 Page 619

2109965 03/14/03 1128AM
JANICE WARD CLK&REC MESA COUNTY CO
REC FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$NO FEE

WARRANTY DEED

Roland W. Gearhart and Frances L. Gearhart, as Joint Tenants, Grantors, for and in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00), 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:

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 12, Township 1 South, Range 1 West of the Ute Meridian, being a portion of Lot 17, Block No. 1, Plat of Eastholme-In-Grandview, as same is recorded in Plat Book 7, Page 60, Public Records of Mesa County, Colorado, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 17 and assuming the North line of said Lot 17 bears N 89°53'38" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°15'39" E along the East line of said Lot 17, a distance of 8.00 feet; thence N 41°22'47" W a distance of 10.64 feet, more or less, to a point on the North line of said Lot 17; thence N 89°53'38" E along the North line of said Lot 17, a distance of 7.00 feet, more or less, to the Point of Beginning.

CONTAINING 28.0 Square Feet, more or less, as described.

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.

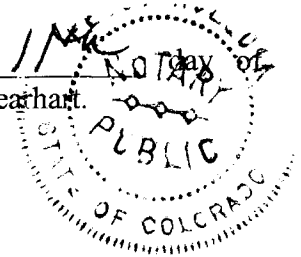
Executed and delivered this 11th day of March, 2003.

Roland W. Gearhart
Roland W. Gearhart

Frances L. Gearhart
Frances L. Gearhart

State of Colorado)
)ss.
County of Mesa)

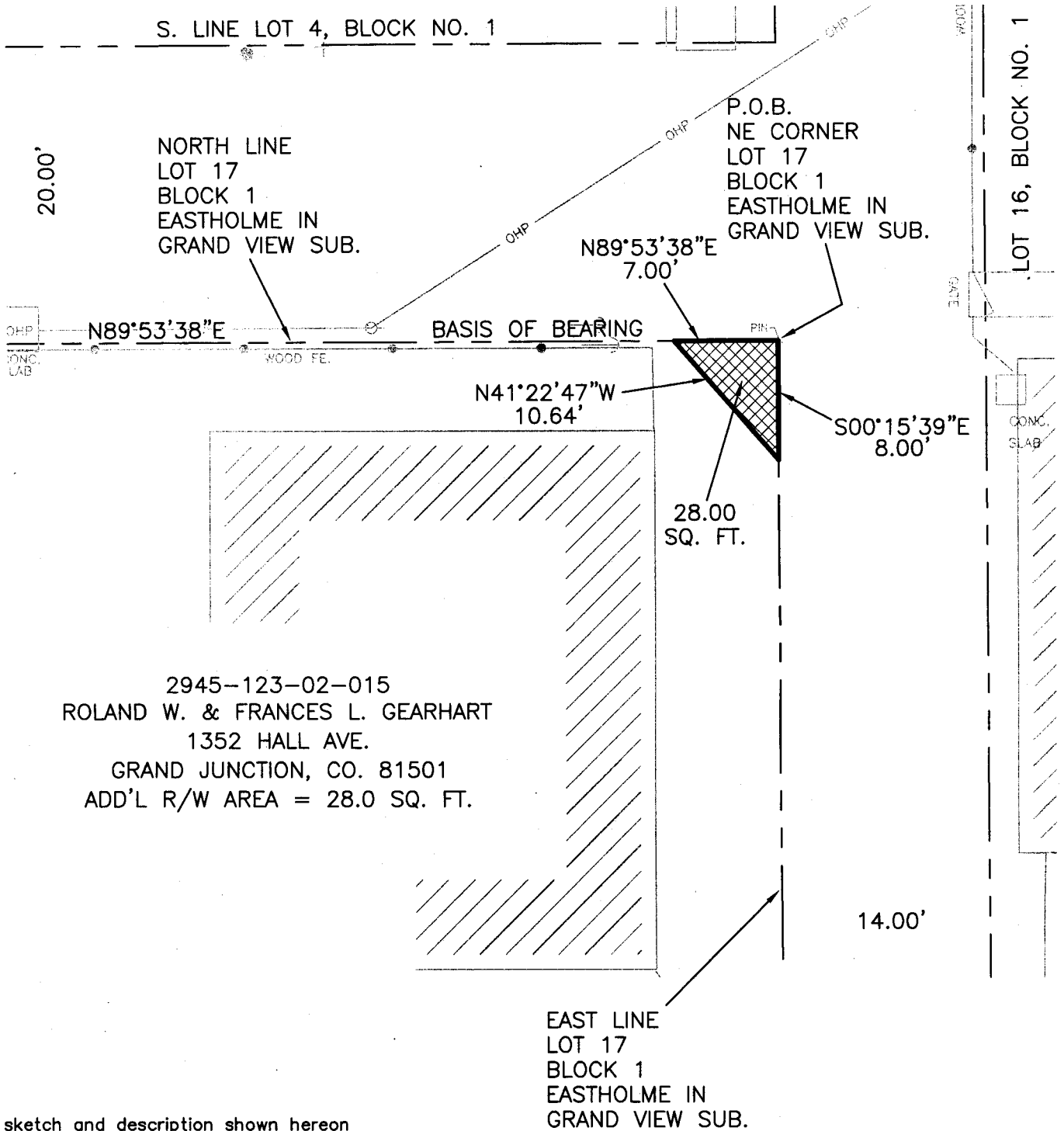
The foregoing instrument was acknowledged before me this 11th day of March, 2003, by Roland W. Gearhart and Frances L. Gearhart.



My commission expires 3.3.05.
Witness my hand and official seal.

Peggy Holger
Notary Public

EXHIBIT "A"



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as means for establishing or verifying property boundary lines.

DRAWN BY: DPW
 DATE: 2003
 SCALE: 1" = 10'
 APPR. BY: TW
 FILE NO. EXHIBIT A-1

GEARHART PROPERTY
RIGHT-OF-WAY DESCRIPTION MAP
 2945-123-02-015

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY OF GRAND JUNCTION