

GEI05ROW

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (WARRANTY)
NAME OF PROPERTY OWNER OR GRANTOR:	THOMAS GEIST
PURPOSE:	A CERTAIN PARCEL OF LAND FOR RIGHT OF WAY BEING A PORTION OF LOTS 1 THROUGH 5, BLOCK 2, MILLDALE SUBDIVISION
ADDRESS:	802 1 ST AVENUE
PARCEL NO:	2945-231-01-026
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2005
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2278828 BK 4007 PG 491-492
10/04/2005 03:05 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

WARRANTY DEED

Thomas Geist, 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 sold, granted and conveyed, and by these presents does 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:

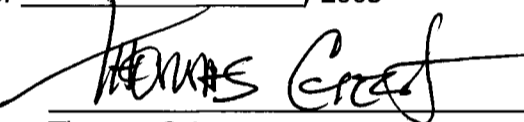
A certain parcel of land for right of way being a portion of Lots 1 through 5, Block 2, Milldale Subdivision, as same is recorded at Plat Book 2, Page 29, of the Public Records of Mesa County, Colorado and being more particularly described as follows:

The North 1.30 feet of Lots 1 through 5, Block 2, Milldale Subdivision, City of Grand Junction, Mesa County, Colorado;

CONTAINING 162.8 Square Feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

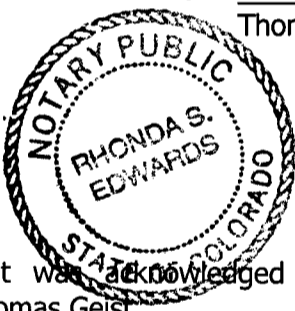
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the said Grantor hereby covenants that he will warrant and defend the 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.

Executed and delivered this 4 day of Oct, 2005



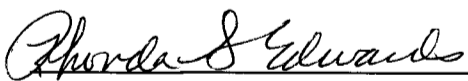
Thomas Geist

State of Colorado)
) ss.
County of Mesa)



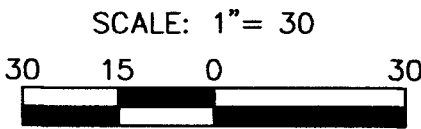
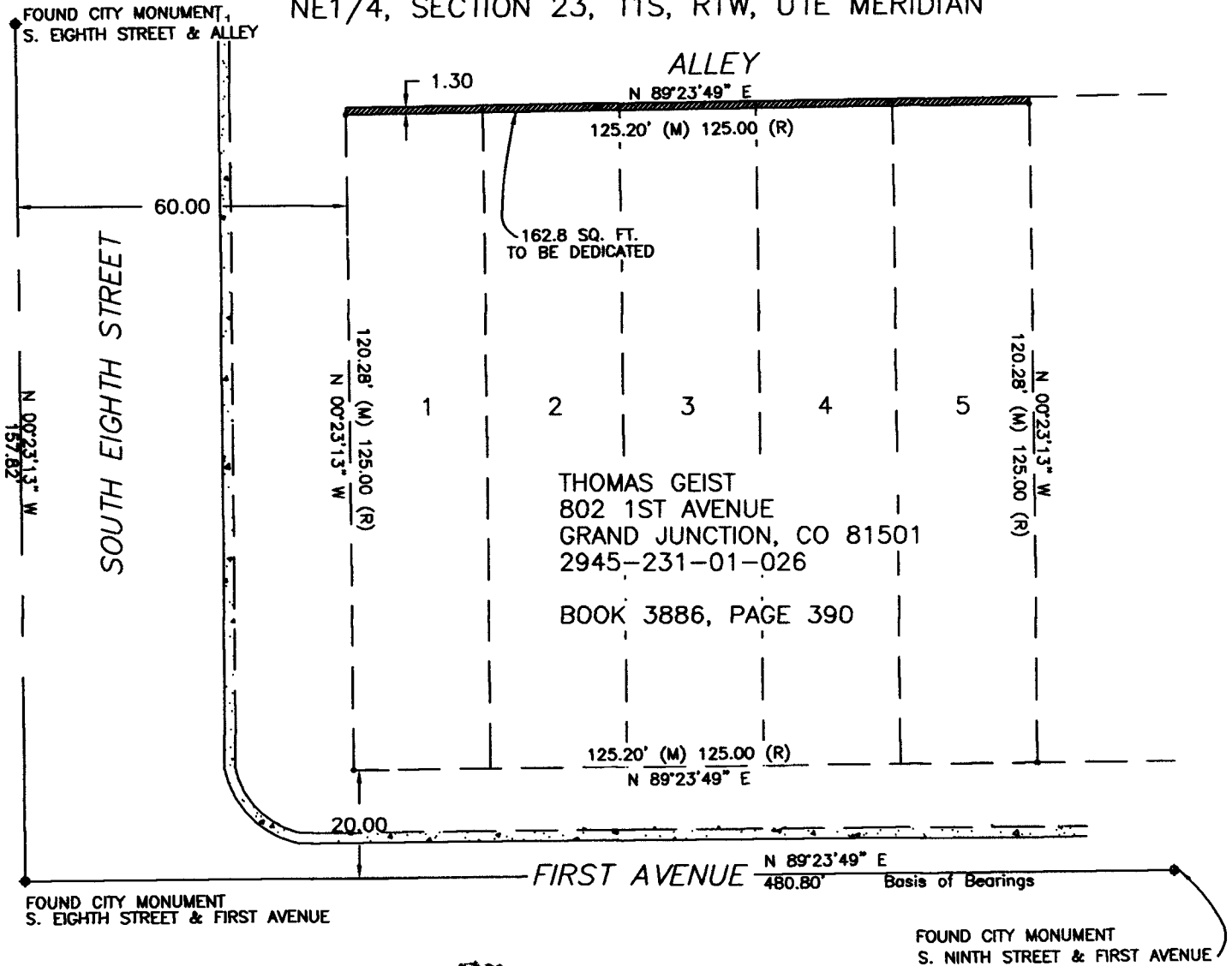
The foregoing instrument was acknowledged before me this 4th day of October, 2005 by Thomas Geist.

My commission expires November 28, 2005
Witness my hand and official seal.



Notary Public

EXHIBIT "A"
 OF A PARCEL LOCATED IN
 BLOCK 2, MILLDALE SUBDIVISION
 NE1/4, SECTION 23, T1S, R1W, UTE MERIDIAN



The sketch and description shown hereon has been derived from a field survey, 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 a means for establishing or verifying property boundary lines.

EXHIBIT "A" NE1/4, SECTION 23 T1S, R1W, UTE MERIDIAN MESA COUNTY, COLORADO	
High Desert Surveying, LLC 2591 B 3/4 Road, Grand Jct., CO 81503 970-254-8849 Fax 970-255-7047	
SUR. BY:	DRAWN BY: SKW
JOB NO. 05-31	SHEET 1 OF 1